

Kachemak Bay Title Agency, Inc.

3733 Ben Walters Lane, #1, Homer, Alaska 99603
Phone (907) 235-8196 • Fax (907) 235-2420
info@kbaytitle.com

LISTING PACKAGE

PREPARED FOR: Noah Irons // Berkshire Hathaway HomeServices Alaska Realty
DATE PREPARED: May 20, 2026

In response to your request for a listing package on the following parcel described:

Lot Three (3), Block Four (4), ALASKA STATE LAND SURVEY NO. 2018-28, ROLLING HILLS HIDEAWAY SUBDIVISION, according to the official plat thereof, filed under Plat Number 2020-26, Records of the Homer Recording District, Third Judicial District, State of Alaska.

We have included copies of the following documents:

- (X) Last Deed of Record
- (X) Last recorded Deed of Trust of Record
- () Covenants, Conditions and Restrictions
- (X) Parcel Map & Taxes

Vested Owner(s): KNEEN, WILLIAM JUSTUS

Parcel No.: 169-141-51

This listing package is restricted to the use of the addressee without charge in conformance with the guidelines approved by the State of Alaska Insurance Commissioner. A transaction or financial decision should not be made based on these materials. A title examination has not been accomplished to provide these materials. Kachemak Bay Title Agency, Inc.. does not assume any liability as to the completeness or accuracy of the documents included.

When you need a complete report of the title, please contact our office to place an order for a Preliminary Commitment for Title Insurance and obtain a fee quote.

Sincerely,

Kachemak Bay Title Agency, Inc.
TITLE DEPARTMENT

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K
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2025 – 003640 – 0

Recording District 309 Homer

CC

08/12/2025 01:23 PM

Page 1 of 2



State of Alaska



Patent No. 25576

ADL No. 2 3 3 9 7 2

Know Ye By These Presents that the Grantor, the STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, 550 West 7th Avenue, Suite 1050A, Anchorage, Alaska 99501-3579, pursuant to AS 38.05.035, and the regulations promulgated thereunder, in consideration of the sum of TEN DOLLARS and other good and valuable consideration, the receipt whereof is hereby acknowledged, grants and conveys to the Grantee, WILLIAM JUSTUS KNEEN, a single person, whose mailing address of record is 818 Smoky Bay Way, Suite 390, Homer, AK 99603, Grantee's heirs, successors, and assigns, all that real property described as follows:

LOT 3 OF BLOCK 4 OF ALASKA STATE LAND SURVEY NO. 2018-28, ROLLING HILLS HIDEAWAY SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN THE HOMER RECORDING DISTRICT ON SEPTEMBER 4, 2020, AS PLAT 2020-26, CONTAINING 4.096 ACRES, MORE OR LESS.

Subject to valid existing rights, including reservations, easements, and exceptions in the U.S. Patent, or other state or federal conveyance, and in acts authorizing the issue thereof; easements, rights-of-way, covenants, conditions, reservations, notes on the plat, and restrictions of record, if any.

The Grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times for the purpose of opening, developing, drilling, and working mines or wells on

these or other lands and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

To Have And To Hold the said land, together with the tenements, hereditaments, and appurtenances thereunto appertaining, unto the said Grantee and Grantee's heirs, successors, and assigns forever.

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Chief of the Realty Services Section, Division of Mining, Land and Water, Department of Natural Resources, State of Alaska, pursuant to delegated authority, this 12th day of August, 2025.

By: Jane Boer
Jane Boer
Chief, Realty Services Section
Division of Mining, Land and Water
Department of Natural Resources

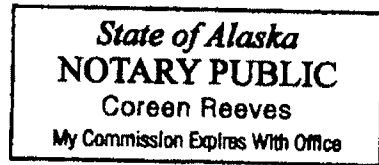
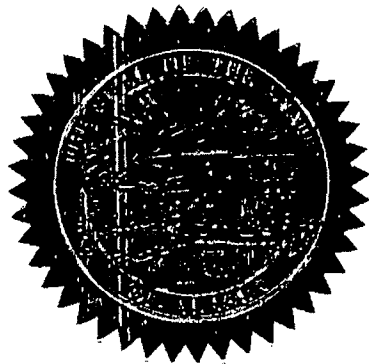
State of Alaska)
) ss.
Third Judicial District)

This is to certify that on the 12th day of August, 2025, personally appeared before me JANE BOER, who is known to me to be the person who has been lawfully delegated the authority of the Director of the Division of Mining, Land and Water, Department of Natural Resources, State of Alaska, to execute the foregoing document under such legal authority and with knowledge of its contents, and who acknowledged said document before me on behalf of Grantor.

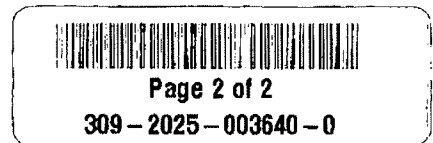
Witness my hand and official seal the day and year in this certificate first above written.

Coreen Reeves
Notary Public in and for the State of Alaska
My commission expires with office

Return to:
WILLIAM JUSTUS KNEEN
818 Smoky Bay Way
Suite 390
Homer, AK 99603



Patent No. 25576
ADL No. 233972
Location Index:
T. 5 S., R. 15 W., S.M.
Section 24





WHEN RECORDED MAIL

TO:
First National Bank
Alaska
Corporate
Headquarters
101 West 36th
Avenue, Suite 333
PO Box 100720
Anchorage, AK
99510-0720

40393

FOR RECORDER'S USE ONLY

DEED OF TRUST

Assignment of Rents and Security Agreement

THIS DEED OF TRUST is dated December 3, 2025, among WILLIAM JUSTUS KNEEN, a single man, whose address is 37200 CLIMBING STREET, ANCHOR POINT, AK 99556 ("Grantor"); First National Bank Alaska, whose address is Corporate Headquarters, 101 West 36th Avenue, Suite 333, PO Box 100720, Anchorage, AK 99510-0720 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Kachemak Bay Title Agency Inc, whose address is 3733 Ben Walters Lane #1, Homer, AK 99603 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Grantor conveys to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in the Homer Recording District, Third Judicial District, the State of Alaska:

Lot Three (3), Block Four (4), ALASKA STATE SURVEY NO. 2018-28, ROLLING HILLS HIDEAWAY SUBDIVISION, according to Plat No. 2020-26, Homer Recording District, Third Judicial District, State of Alaska.

The Real Property or its address is commonly known as 37200 CLIMBING STREET, ANCHOR POINT, AK 99556.

CROSS-COLLATERALIZATION. In addition to the Credit Agreement, this Deed of Trust secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Credit Agreement, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable. If the Lender is required to give notice of the right to cancel under Truth in Lending in connection with any additional loans, extensions of credit and other liabilities or obligations of Grantor to Lender,

**DEED OF TRUST
(Continued)**

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then this Deed of Trust shall not secure additional loans or obligations unless and until such notice is given.

REVOLVING LINE OF CREDIT. This Deed of Trust secures the indebtedness including, without limitation, a revolving line of credit, which obligates Lender to make advances to Grantor so long as Grantor complies with all the terms of the Credit Agreement and the line of credit has not been terminated, suspended or cancelled; the Credit Agreement allows negative amortization. Such advances may be made, repaid, and remade from time to time, subject to the limitation that the total outstanding balance owing at any one time, not including finance charges on such balance at a fixed or variable rate or sum as provided in the Credit Agreement, any temporary overages, other charges, and any amounts expended or advanced as provided in either the Indebtedness paragraph or this paragraph, shall not exceed the Credit Limit as provided in the Credit Agreement. It is the intention of Grantor and Lender that this Deed of Trust secures the balance outstanding under the Credit Agreement from time to time from zero up to the Credit Limit as provided in the Credit Agreement and any intermediate balance.

Grantor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property as security for the Indebtedness. In addition to this assignment under common law, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF EACH OF GRANTOR'S AGREEMENTS AND OBLIGATIONS UNDER THE CREDIT AGREEMENT, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Grantor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Grantor's obligations under the Credit Agreement, this Deed of Trust, and the Related Documents.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property (this privilege is a license from Lender to Grantor automatically revoked upon default).

Duty to Maintain. Grantor shall maintain the Property in good condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Deed of Trust. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such



laws; and (2) agrees to indemnify, defend, and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Deed of Trust or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Deed of Trust, including the obligation to indemnify and defend, shall survive the payment of the indebtedness and the satisfaction and reconveyance of the lien of this Deed of Trust and shall not be affected by Lender's acquisition of any interest in the Property, whether by foreclosure or otherwise.

Nuisance, Waste. Grantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), coal, clay, scoria, soil, gravel or rock products without Lender's prior written consent.

Removal of Improvements. Grantor shall not demolish or remove any Improvements from the Real Property without Lender's prior written consent. As a condition to the removal of any Improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such Improvements with Improvements of at least equal value.

Lender's Right to Enter. Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Grantor's compliance with the terms and conditions of this Deed of Trust.

Compliance with Governmental Requirements. Grantor shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property. Grantor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Grantor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Grantor to post adequate security or a surety bond, reasonably satisfactory to Lender, to protect Lender's interest.

Duty to Protect. Grantor agrees neither to abandon or leave unattended the Property. Grantor shall do all other acts, in addition to those acts set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

DUE ON SALE - CONSENT BY LENDER. Lender may, at Lender's option, declare immediately due and payable all sums secured by this Deed of Trust upon the sale or transfer, without Lender's prior written consent, of all or any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, title or interest in the Real Property; whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, land contract, contract for deed, community property agreement or community property trust or other trust, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of an interest in the Real Property. However, this option shall not be exercised by Lender if such exercise is prohibited by federal law or by Alaska law.

TAXES AND LIENS. The following provisions relating to the taxes and liens on the Property are part of this Deed of Trust:

Payment. Grantor shall pay when due (and in all events prior to delinquency) all taxes, special taxes, assessments, charges (including water and sewer), fines and impositions levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Grantor shall maintain the Property free of all liens having priority over or equal to the interest of Lender under this Deed of Trust, except for the lien of taxes and assessments not due and except as otherwise provided in this Deed of Trust.

Right to Contest. Grantor may withhold payment of any tax, assessment, or claim in connection with a good faith dispute over the obligation to pay, so long as Lender's interest in the Property is not jeopardized. If a lien arises or is filed as a result of nonpayment, Grantor shall within fifteen (15) days after the lien arises or, if a lien is filed, within fifteen (15) days after Grantor has notice of the filing, secure the discharge of the lien, or if



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(Continued)**

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requested by Lender, deposit with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien plus any costs and reasonable attorneys' fees, or other charges that could accrue as a result of a foreclosure or sale under the lien. In any contest, Grantor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property. Grantor shall name Lender as an additional obligee under any surety bond furnished in the contest proceedings.

Evidence of Payment. Grantor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and shall authorize the appropriate governmental official to deliver to Lender at any time a written statement of the taxes and assessments against the Property.

Notice of Construction. Grantor shall notify Lender at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, materialmen's lien, or other lien could be asserted on account of the work, services, or materials. Grantor will upon request of Lender furnish to Lender advance assurances satisfactory to Lender that Grantor can and will pay the cost of such improvements.

PROPERTY DAMAGE INSURANCE. The following provisions relating to insuring the Property are a part of this Deed of Trust.

Maintenance of Insurance. Grantor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a cash basis for the full insurable value covering all Improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgagee clause in favor of Lender, together with such other hazard and liability insurance as Lender may reasonably require. Policies shall be written in form, amounts, coverages and basis reasonably acceptable to Lender and issued by a company or companies reasonably acceptable to Lender. Grantor, upon request of Lender, will deliver to Lender from time to time the policies or certificates of insurance in form satisfactory to Lender, including stipulations that coverages will not be cancelled or diminished without at least thirty (30) days prior written notice to Lender. Each insurance policy also shall include an endorsement providing that coverage in favor of Lender will not be impaired in any way by any act, omission or default of Grantor or any other person. Should the Real Property be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Grantor agrees to obtain and maintain flood insurance, if available, for the maximum amount of Grantor's credit line and the full unpaid principal balance of any prior liens on the property securing the loan, up to the maximum policy limits set under the National Flood Insurance Program, or as otherwise required by Lender, and to maintain such insurance for the term of the loan. Flood insurance may be purchased under the National Flood Insurance Program, from private insurers providing "private flood insurance" as defined by applicable federal flood insurance statutes and regulations, or from another flood insurance provider that is both acceptable to Lender in its sole discretion and permitted by applicable federal flood insurance statutes and regulations.

Application of Proceeds. Grantor shall promptly notify Lender of any loss or damage to the Property. Lender may make proof of loss if Grantor fails to do so within fifteen (15) days of the casualty. Whether or not Lender's security is impaired, Lender may, at Lender's election, receive and retain the proceeds of any insurance and apply the proceeds to the reduction of the Indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Lender elects to apply the proceeds to restoration and repair, Grantor shall repair or replace the damaged or destroyed Improvements in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditure, pay or reimburse Grantor from the proceeds for the reasonable cost of repair or restoration if Grantor is not in default under this Deed of Trust. Any proceeds which have not been disbursed within 180 days after their receipt and which Lender has not committed to the repair or restoration of the Property shall be used first to pay any amount owing to Lender under this Deed of Trust, then to pay accrued interest, and the remainder, if any, shall be applied to the principal balance of the Indebtedness. If Lender holds any proceeds after payment in full of the Indebtedness, such proceeds shall be paid to Grantor as Grantor's interests may appear.

LENDER'S EXPENDITURES. If Grantor fails (A) to keep the Property free of all taxes, liens, security interests, encumbrances, and other claims, (B) to provide any required insurance on the Property, or (C) to make repairs to the Property then Lender may do so. If any action or proceeding is commenced that would materially affect Lender's interests in the Property, then



Lender on Grantor's behalf may, but is not required to, take any action that Lender believes to be appropriate to protect Lender's interests. All expenses incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Credit Agreement unless payment of interest at that rate would be contrary to applicable law, in which event such expenses shall bear interest at the highest rate permitted by applicable law from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Credit Agreement and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Credit Agreement; or (C) be treated as a balloon payment which will be due and payable at the Credit Agreement's maturity. The Deed of Trust also will secure payment of these amounts. The rights provided for in this paragraph shall be in addition to any other rights or any remedies to which Lender may be entitled on account of any default. Any such action by Lender shall not be construed as curing the default so as to bar Lender from any remedy that it otherwise would have had.

WARRANTY; DEFENSE OF TITLE. The following provisions relating to ownership of the Property are a part of this Deed of Trust:

Title. Grantor warrants that: (a) Grantor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Deed of Trust, and (b) Grantor has the full right, power, and authority to execute and deliver this Deed of Trust to Lender.

Defense of Title. Subject to the exception in the paragraph above, Grantor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Grantor's title or the interest of Trustee or Lender under this Deed of Trust, Grantor shall defend the action at Grantor's expense. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Grantor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

Community Property Election. Grantor has not and will not enter into a community property agreement or community property trust without Lender's prior written consent.

Transfers in Trust. Grantor has not and will not transfer any of Grantor's assets into a trust without Lender's prior written consent.

Compliance With Laws. Grantor warrants that the Property and Grantor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

Survival of Promises. All promises, agreements, and statements Grantor has made in this Deed of Trust shall survive the execution and delivery of this Deed of Trust, shall be continuing in nature and shall remain in full force and effect until such time as Grantor's Indebtedness is paid in full.

CONDEMNATION. The following provisions relating to condemnation proceedings are a part of this Deed of Trust:

Proceedings. If any proceeding in condemnation is filed, Grantor shall promptly notify Lender in writing, and Grantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice all at Grantor's expense, and Grantor will deliver or cause to be delivered to Lender such instruments and documentation as may be requested by Lender from time to time to permit such participation.

Application of Net Proceeds. If all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation, Lender may at its election require that all or any portion of the net proceeds of the award be applied to the Indebtedness or the repair or restoration of the Property. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees incurred by Trustee or Lender in connection with the condemnation.

IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES. The following provisions relating to governmental taxes, fees and charges are a part of this Deed of



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(Continued)**

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Trust:

Current Taxes, Fees and Charges. Upon request by Lender, Grantor shall execute such documents in addition to this Deed of Trust and take whatever other action is requested by Lender to perfect and continue Lender's lien on the Real Property. Grantor shall reimburse Lender for all taxes, as described below, together with all expenses incurred in recording, perfecting or continuing this Deed of Trust, including without limitation all taxes, fees, documentary stamps, and other charges for recording or registering this Deed of Trust.

Taxes. The following shall constitute taxes to which this section applies: (1) a specific tax upon this type of Deed of Trust or upon all or any part of the Indebtedness secured by this Deed of Trust; (2) a specific tax on Grantor which Grantor is authorized or required to deduct from payments on the Indebtedness secured by this type of Deed of Trust; (3) a tax on this type of Deed of Trust chargeable against the Lender or the holder of the Credit Agreement; and (4) a specific tax on all or any portion of the Indebtedness or on payments of principal and interest made by Grantor.

Subsequent Taxes. If any tax to which this section applies is enacted subsequent to the date of this Deed of Trust, this event shall have the same effect as an Event of Default, and Lender may exercise any or all of its available remedies for an Event of Default as provided below unless Grantor either (1) pays the tax before it becomes delinquent, or (2) contests the tax as provided above in the Taxes and Liens section and deposits with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender.

SECURITY AGREEMENT; FINANCING STATEMENTS. The following provisions relating to this Deed of Trust as a security agreement are a part of this Deed of Trust:

Security Agreement. This instrument shall constitute a Security Agreement to the extent any of the Property constitutes fixtures, and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time.

Security Interest. Upon request by Lender, Grantor shall take whatever action is requested by Lender to perfect and continue Lender's security interest in the Personal Property. In addition to recording this Deed of Trust in the real property records, Lender may, at any time and without further authorization from Grantor, file executed counterparts, copies or reproductions of this Deed of Trust as a financing statement. Grantor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Grantor shall not remove, sever or detach the Personal Property from the Property. Upon default, Grantor shall assemble any Personal Property not affixed to the Property in a manner and at a place reasonably convenient to Grantor and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender to the extent permitted by applicable law.

Addresses. The mailing addresses of Grantor (debtor) and Lender (secured party) from which information concerning the security interest granted by this Deed of Trust may be obtained (each as required by the Uniform Commercial Code) are as stated on the first page of this Deed of Trust.

FURTHER ASSURANCES; ATTORNEY-IN-FACT. The following provisions relating to further assurances and attorney-in-fact are a part of this Deed of Trust:

Further Assurances. At any time, and from time to time, upon request of Lender, Grantor will make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, refiled, or rerecorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (1) Grantor's obligations under the Credit Agreement, this Deed of Trust, and the Related Documents, and (2) the liens and security interests created by this Deed of Trust as first and prior liens on the Property, whether now owned or hereafter acquired by Grantor. Unless prohibited by law or Lender agrees to the contrary in writing, Grantor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

Attorney-in-Fact. If Grantor fails to do any of the things referred to in the preceding paragraph, Lender may do so for and in the name of Grantor and at Grantor's expense. For such purposes, Grantor hereby irrevocably appoints Lender as Grantor's attorney-in-fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as



**DEED OF TRUST
(Continued)**

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may be necessary or desirable, in Lender's sole opinion, to accomplish the matters referred to in the preceding paragraph.

FULL PERFORMANCE. If Grantor pays all the Indebtedness when due, terminates the credit line account, and otherwise performs all the obligations imposed upon Grantor under this Deed of Trust, Lender shall execute and deliver to Trustee a request for full reconveyance and shall execute and deliver to Grantor suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Personal Property. Any reconveyance fee required by law shall be paid by Grantor, if permitted by applicable law.

EVENTS OF DEFAULT. Grantor will be in default under this Deed of Trust if any of the following happen: (A) Grantor commits fraud or makes a material misrepresentation at any time in connection with the Credit Agreement. This can include, for example, a false statement about Grantor's income, assets, liabilities, or any other aspects of Grantor's financial condition. (B) Grantor does not meet the repayment terms of the Credit Agreement. (C) Grantor's action or inaction adversely affects the collateral or Lender's rights in the collateral. This can include, for example, failure to maintain required insurance, waste or destructive use of the dwelling, failure to pay taxes, death of all persons liable on the account, transfer of title or sale of the dwelling, creation of a senior lien on the dwelling without Lender's permission, foreclosure by the holder of another lien, or the use of funds or the dwelling for prohibited purposes.

RIGHTS AND REMEDIES ON DEFAULT. If an Event of Default occurs under this Deed of Trust, at any time thereafter, Trustee or Lender may exercise any one or more of the following rights and remedies:

Election of Remedies. All of Lender's rights and remedies will be cumulative and may be exercised alone or together. An election by Lender to choose any one remedy will not bar Lender from using any other remedy. If Lender decides to spend money or to perform any of Grantor's obligations under this Deed of Trust, after Grantor's failure to do so, that decision by Lender will not affect Lender's right to declare Grantor in default and to exercise Lender's remedies.

Accelerate Indebtedness. Lender shall have the right at its option without notice to Grantor to declare the entire Indebtedness immediately due and payable.

Foreclosure. With respect to all or any part of the Property, Trustee shall have the right to sell the Property pursuant to a non-judicial foreclosure sale and Trustee or Lender shall have the right to sell the Property upon judicial foreclosure, in either case in accordance with and to the full extent provided by applicable law. 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 the Property or some part of the Property is located. Trustee shall mail copies of the notice of default, in the manner provided by the laws of Alaska, to Grantor and to such other persons as the laws of Alaska prescribe. Trustee shall give notice of sale and shall sell the Property according to the laws of Alaska. After the lapse of time required by law following the recordation of the notice of default, Trustee, without demand on Grantor, may sell the Property at the time and place and under the terms designated in the notice of sale, in one or more parcels and in such order as Trustee may determine. 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's or Lender's designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the property so sold 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 in the Trustee's deed. Trustee shall apply the proceeds of the sale in the following order: (a) to all costs and expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees, and cost of title evidence; (b) to all sums secured by this Deed of Trust in such order as Lender, in Lender's sole discretion, directs; and (c) the excess, if any, to the person or persons legally entitled to the excess proceeds.

UCC Remedies. With respect to all or any part of the Personal Property, Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code.

Collect Rents. Lender shall have the right, without notice to Grantor to take possession of and manage the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender may require any tenant or other user of the Property to make payments of rent or use fees directly to Lender. If the Rents are collected by Lender,



**DEED OF TRUST
(Continued)**

Page 8

then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Appoint Receiver. Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

Tenancy at Sufferance. If Grantor remains in possession of the Property after the Property is sold as provided above or Lender otherwise becomes entitled to possession of the Property upon default of Grantor, Grantor shall become a tenant at sufferance of Lender or the purchaser of the Property and shall, at Lender's option, either (1) pay a reasonable rental for the use of the Property, or (2) vacate the Property immediately upon the demand of Lender.

Other Remedies. Trustee or Lender shall have any other right or remedy provided in this Deed of Trust or the Credit Agreement or available at law or in equity.

Notice of Sale. Lender shall give Grantor reasonable notice of the time and place of any public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made. Reasonable notice shall mean notice given at least ten (10) days before the time of the sale or disposition. Any sale of the Personal Property may be made in conjunction with any sale of the Real Property.

Sale of the Property. To the extent permitted by applicable law, Grantor hereby waives any and all rights to have the Property marshalled. In exercising its rights and remedies, the Trustee or Lender shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales. Lender shall be entitled to bid at any public sale on all or any portion of the Property.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Deed of Trust, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved or pending, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Credit Agreement rate unless payment of interest at that rate would be contrary to applicable law, in which event such expenses shall bear interest at the highest rate permitted by applicable law from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's reasonable attorneys' fees and Lender's legal expenses whether or not there is a lawsuit, including reasonable attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

Rights of Trustee. Trustee shall have all of the rights and duties of Lender as set forth in this section.

POWERS AND OBLIGATIONS OF TRUSTEE. The following provisions relating to the powers and obligations of Trustee (pursuant to Lender's instructions) are part of this Deed of Trust:

Powers of Trustee. In addition to all powers of Trustee arising as a matter of law, Trustee shall have the power to take the following actions with respect to the Property upon the written request of Lender and Grantor: (a) join in preparing and filing a map or plat of the Real Property, including the dedication of streets or other rights to the public; (b) join in granting any easement or creating any restriction on the Real Property; and (c) join in any subordination or other agreement affecting this Deed of Trust or the interest of Lender



**DEED OF TRUST
(Continued)**

Page 9

under this Deed of Trust.

Trustee. Trustee shall meet all qualifications required for Trustee under applicable law. In addition to the rights and remedies set forth above, with respect to all or any part of the Property, the Trustee shall, upon default, have the right to sell the Property by notice and non-judicial sale, and Trustee or Lender will have the right to sell the Property by judicial action and foreclosure sale, in either case in accordance with and to the full extent provided by applicable law.

Successor Trustee. Lender, at Lender's option, may from time to time appoint a successor Trustee to any Trustee appointed under this Deed of Trust by an instrument executed and acknowledged by Lender and recorded in the office for the Homer Recording District, Third Judicial District, State of Alaska. The instrument shall be executed and acknowledged by Lender or Lender's successor in interest, and shall contain, in addition to all other matters required by state law, the date this Deed of Trust was executed, the names of the original Lender, Trustee, and Grantor, the book and page where this Deed of Trust is recorded, the name and address of the successor trustee, and either an acknowledgment signed and acknowledged by the Trustee named in this Deed of Trust of a receipt of a copy of the instrument or an affidavit of service of a copy of the instrument on the Trustee. The successor trustee, without conveyance of the Property, shall succeed to all the title, power, and duties conferred upon the Trustee in this Deed of Trust and by applicable law. This procedure for substitution of Trustee shall govern to the exclusion of all other provisions for substitution.

NOTICES. Unless otherwise provided by applicable law, any notice required to be given under this Deed of Trust, including without limitation any notice of default and any notice of sale shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Deed of Trust. All copies of notices of foreclosure from the holder of any lien which has priority over this Deed of Trust shall be sent to Lender's address, as shown near the beginning of this Deed of Trust. Any person may change his or her address for notices under this Deed of Trust by giving formal written notice to the other person or persons, specifying that the purpose of the notice is to change the person's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided or required by law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors. It will be Grantor's responsibility to tell the others of the notice from Lender.

FORCE PLACED INSURANCE. Borrower agrees that if Borrower fails to provide any required insurance or fails to continue such insurance in force, Lender may do so at Borrower's expense. In the event Lender initiates the process of obtaining such insurance Borrower agrees to pay Lender, in addition to the expense associated with the force placed insurance, a processing fee of \$125.00. Such fee is fully earned whenever Lender initiates such process regardless of whether the insurance is actually obtained by Lender. The cost of any such insurance and processing fee, at the option of the Lender shall be added to the indebtedness.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Deed of Trust:

Amendments. What is written in this Deed of Trust and in the Related Documents is Grantor's entire agreement with Lender concerning the matters covered by this Deed of Trust. To be effective, any change or amendment to this Deed of Trust must be in writing and must be signed by whoever will be bound or obligated by the change or amendment.

Caption Headings. Caption headings in this Deed of Trust are for convenience purposes only and are not to be used to interpret or define the provisions of this Deed of Trust.

Merger. There shall be no merger of the interest or estate created by this Deed of Trust with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Governing Law. This Deed of Trust will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Alaska without regard to its conflicts of law provisions. This Deed of Trust has been accepted by Lender in the State of Alaska.

No Waiver by Lender. Grantor understands Lender will not give up any of Lender's rights under this Deed of Trust unless Lender does so in writing. The fact that Lender delays or



omits to exercise any right will not mean that Lender has given up that right. If Lender does agree in writing to give up one of Lender's rights, that does not mean Grantor will not have to comply with the other provisions of this Deed of Trust. Grantor also understands that if Lender does consent to a request, that does not mean that Grantor will not have to get Lender's consent again if the situation happens again. Grantor further understands that just because Lender consents to one or more of Grantor's requests, that does not mean Lender will be required to consent to any of Grantor's future requests. Grantor waives presentment, demand for payment, protest, and notice of dishonor.

Severability. If a court finds that any provision of this Deed of Trust is not valid or should not be enforced, that fact by itself will not mean that the rest of this Deed of Trust will not be valid or enforced. Therefore, a court will enforce the rest of the provisions of this Deed of Trust even if a provision of this Deed of Trust may be found to be invalid or unenforceable.

Successors and Assigns. Subject to any limitations stated in this Deed of Trust on transfer of Grantor's interest, this Deed of Trust shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Deed of Trust and the Indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Deed of Trust or liability under the Indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Deed of Trust.

Waive Jury. All parties to this Deed of Trust hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

Waiver of Homestead Exemption. Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Alaska as to all Indebtedness secured by this Deed of Trust.

DEFINITIONS. The following words shall have the following meanings when used in this Deed of Trust:

Beneficiary. The word "Beneficiary" means First National Bank Alaska, and its successors and assigns.

Borrower. The word "Borrower" means WILLIAM JUSTUS KNEEN and includes all co-signers and co-makers signing the Credit Agreement and all their successors and assigns.

Credit Agreement. The words "Credit Agreement" mean the credit agreement dated December 3, 2025, with credit limit of \$260,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The lien interest created by this Deed of Trust matures on December 25, 2060. **NOTICE TO GRANTOR: THE CREDIT AGREEMENT CONTAINS A VARIABLE INTEREST RATE.**

Deed of Trust. The words "Deed of Trust" mean this Deed of Trust among Grantor, Lender, and Trustee, and includes without limitation all assignment and security interest provisions relating to the Personal Property and Rents.

Environmental Laws. The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Deed of Trust in the events of default section of this Deed of Trust.

Grantor. The word "Grantor" means WILLIAM JUSTUS KNEEN.

Hazardous Substances. The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest



sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Credit Agreement or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Credit Agreement or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Trustee or Lender to enforce Grantor's obligations under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust. Specifically, without limitation, Indebtedness includes all amounts that may be indirectly secured by the Cross-Collateralization provision of this Deed of Trust.

Lender. The word "Lender" means First National Bank Alaska, its successors and assigns. The words "successors or assigns" mean any person or company that acquires any interest in the Credit Agreement.

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all issues and profits thereon and proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Deed of Trust.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

Trustee. The word "Trustee" means Kachemak Bay Title Agency Inc, whose address is 3733 Ben Walters Lane #1, Homer, AK 99603 and any substitute or successor trustees.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

X 
WILLIAM JUSTUS KNEEN



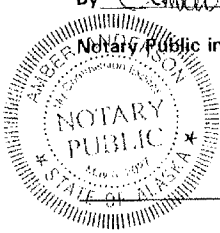
INDIVIDUAL ACKNOWLEDGMENT

STATE OF AK)
) SS
3rd JUDICIAL DISTRICT)

On this day before me, the undersigned Notary Public, personally appeared **WILLIAM JUSTUS KNEEN**, to me known to be the individual described in and who executed the Deed of Trust, and acknowledged that he or she signed the Deed of Trust as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 3rd day of Dec, 2020.

By Amber Anderson Residing at Homer AK
Notary Public in and for the State of AK My commission expires 5-6-27



REQUEST FOR FULL RECONVEYANCE

(To be used only when obligations have been paid in full)

To: _____, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by this Deed of Trust. All sums secured by this Deed of Trust have been fully paid and satisfied. You are hereby directed, upon payment to you of any sums owing to you under the terms of this Deed of Trust or pursuant to any applicable statute, to cancel the Credit Agreement secured by this Deed of Trust (which is delivered to you together with this Deed of Trust), and to reconvey, without warranty, to the parties designated by the terms of this Deed of Trust, the estate now held by you under this Deed of Trust. Please mail the reconveyance and Related Documents to:

Date: _____ Beneficiary: _____
By: _____
Its: _____

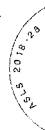


NOTES:

- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.04.015, OSC 829, AND RS 201828.
- THE CORNER OF CORNER OF THIS SURVEY DOES NOT EXCEED 1,500' AND OR CORNER POINT CUSUMS ARE A RED POLYMER CONCRETE ACCORDING TO THE 99 PERCENT CONFIDENCE LEVEL OF 0.12 FEET PLUS 100 PPM.
- ALL PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 500' FEET OF OR ABUTTED BY A SURVEYED OR PROTRACTED SECTION LINE ARE SUBJECT TO A 50 FOOT (50') EASEMENT ON EACH SIDE OF THE SECTION LINE WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER AS 19.10.010.
- BEARINGS AND DISTANCES: BEARINGS ARE BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY IN THE NAD83(2011) DATUM. DISTANCES ARE BASED ON THE NATIONAL HORIZONTAL DATUM VERSION 5.4.2 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO THE GEODETIC NORTH AT THE GPS CONTROL POINT. #99 DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- COORDINATES: THE SHOWN FOUR NAD83(2011) COORDINATES ARE BASED ON A NGS ORUS SOLUTION (EPCH3010.0000) FOR THE GPS CONTROL POINT. THE NAD83(2011) COORDINATES ARE BASED ON THE NAD83(2011) DATUM AND ORDNANCE DATUM 1927. THE DATA FILE WAS THEN UNLOADED TO OMS AS A SHARED SOLUTION. THE NGS ORUS SHARED SOLUTION DESIGNATION IS 308 RH11. THE POINTS WERE VISITED AND OBSERVED BY MULTIMEDIA SURVEYS JUNE 15, 2019.
- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET FRONTAGES. THIS SETBACK IS TO BE MEASURED TO THE EXTERIOR WALL BY THE APPROPRIATE PLANNING COMMISSION. THERE IS A 50-FOOT WIDE BUILDING SETBACK FROM APPARENT WETLANDS.
- LOT 2, BLOCK 1, LOTS 1, 2, 3, 4, 5, 7 AND 8, BLOCK 2, LOTS 1, 2, 3 AND 4, BLOCK 3, AND LOTS 2 AND 3, BLOCK 4, CONTAIN APPARENT WETLANDS. A U.S. SURVEY AND MAP OF THESE WETLANDS WAS OBTAINED FROM THE U.S. ARMY CORPS OF ENGINEERS WETLAND PERMIT MAY BE REQUIRED TO DEVELOP ANY WETLAND AREAS.
- THE AS-BUILT CENTERLINE OF THE OLD STERLING HIGHWAY CONTROLS THE CENTERLINE OF THE 200' WIDE HIGHWAY RIGHT-OF-WAY WHERE IT CROSSES THE CENTERLINE OF THE 300' WIDE HIGHWAY RIGHT-OF-WAY. THE CENTERLINE SURVEY OF ABUTTING LAKE COUNTRY ESTATES, THEIR LOCATIONS WERE TIED TO THIS SURVEY AND CHECKED AGAINST THE COMPUTED AS-BUILT CENTERLINE.
- LEGAL ACCESS TO ALL LOTS WITHIN ASLS 201828 ROLLING HILLS HIDEAWAY SUBDIVISION IS VIA THE INTERIOR ROAD RIGHT-OF-WAY. NO LOT SHALL HAVE DIRECT ACCESS TO THE OLD STERLING HIGHWAY RIGHT-OF-WAY.
- THE OUTER MOST 50 FEET ON THE NORTH-EASTERN SIDE OF THE 300-FOOT WIDE OLD STERLING HIGHWAY RIGHT-OF-WAY WITHIN ASLS 2018-28 WAS DEDICATED TO THE STATE OF ALASKA AND IS NOW PART OF THE HONOR-RECORDING DISTRICT AS DOCUMENT NO. 2019-0301163.
- THE EASTERN END OF DEBART STREET IS NOT DESIGNED TO BE A CLOSED ROADWAY AND SHALL BE ENLARGED IN THE FUTURE IF LOT 2, BLOCK 3 IS FURTHER SUBDIVIDED.
- NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- EXCEPTIONS WERE GRANTED BY THE PLAT COMMITTEE ON JULY 15, 2019 TO NORTH AND WEST BOUNDARIES 20.30.000 - STREETS - MAXIMUM GRADE AND 20.30170 - BLOCK LENGTH.

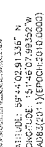
BASE OF COORDINATES

GPS CONTROL MONUMENT
(See Note b, this sheet)



TYPICAL PRIMARY MONUMENT

SEE NOTE B, THIS SHEET



STATE OF ALASKA
DEPT. OF NATURAL RESOURCES
2116 210
4469-S 2019
1.3.1.9

BEARINGS AND DISTANCES

24" SPINDLE, 1452', 55.58'
WITH FLARED SCREW MARKS, W/SHI
ON AN INDIVIDUALLY WELDED BEZEL
5" SPINDLE, 1801', 16.04'
17" SPINDLE, 38.91', 86.77'
7" SPINDLE, 517K, 75.58'
8" S.S. SET BEARING 65.32402
87.41'



FOUND 5-1/2" BRASS CAP ON 1"
IRON ROD, 0.7' ABOVE GROUND, IN
GOOD CONDITION.
SET CARSONITE POST ALONGSIDE.

BEARINGS AND DISTANCES

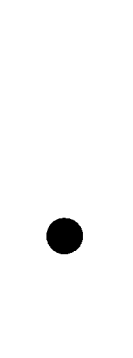
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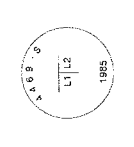
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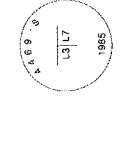
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SET CARSONITE POST ALONGSIDE.



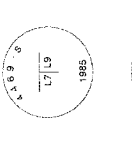
FOUND 2" ALUM. CAP ON 5/8"
IRON ROD, 0.7' ABOVE GROUND,
IN GOOD CONDITION.
SET CARSONITE POST ALONGSIDE.



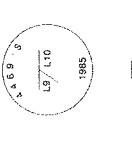
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IRON ROD, 0.7' ABOVE GROUND,
IN GOOD CONDITION.
SET CARSONITE POST ALONGSIDE.



FOUND 2" ALUM. CAP ON 5/8"
IRON ROD, 0.7' ABOVE GROUND, IN
GOOD CONDITION.



FOUND 2" ALUM. CAP ON 5/8"
IRON ROD, 0.7' ABOVE GROUND,
IN GOOD CONDITION.



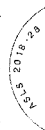
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IRON ROD, 0.7' ABOVE GROUND,
IN GOOD CONDITION.



FOUND 2" ALUM. CAP ON 5/8"
IRON ROD, 0.7' ABOVE GROUND,
IN GOOD CONDITION.

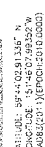
TYPICAL PRIMARY MONUMENT

SEE NOTE B, THIS SHEET



TYPICAL SECONDARY MONUMENT

SEE NOTE B, THIS SHEET



STATE OF ALASKA
DEPT. OF NATURAL RESOURCES
2116 210
4469-S 2019
1.3.1.9

TYPICAL PRIMARY MONUMENT

SEE NOTE B, THIS SHEET



TYPICAL SECONDARY MONUMENT

SEE NOTE B, THIS SHEET



STATE OF ALASKA
DEPT. OF NATURAL RESOURCES
2116 210
4469-S 2019
1.3.1.9

DATE OF SURVEY: FEB. 21, 2019
RECORDING: APRIL 29, 2019 [1077253-8975]

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
350 K.7th Ave. Suite 1070, Anchorage, Alaska 99501-3579

ALASKA STATE LAND SURVEY No. 2018-28

ROLLING HILLS HIDEAWAY SUBDIVISION

THE SUBDIVISION OF THE 1/22 NW 1/4 OF SURVEYED SECTION 14,
TOWNSHIP 40N, RANGE 10W,
KODIAK PENINSULA BOROUGH,
ALASKA
CONTAINING LOTS 1 & 2, BLOCK 1, LOTS 1 & 2, BLOCK 2,
LOTS 1 & 2, BLOCK 3, AND LOTS 1 & 2, BLOCK 4.
Containing 86.122 Acres more or less.

DRAWN BY: M.R.S.
DATE: 06/20/2020
SCALE: 1" = 30.00'

CHECKED: FIELD BOOKS
DATE: 06/24/2020
FILE NO.: ASLS 2018028

7/2/2020
ASLS 2018028

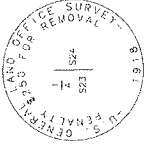
Hammer Recording District Plat 2018-28

SHEET 2 OF 3

215.151 BEARING DISTANCE
 8" SPRUCE, N.W. 15.28'
 BLAZED AND SORBEED X 8"
 8" SPRUCE, S.W. 12'
 BLAZED AND SORBEED X 8"
 8" SPRUCE, N.E. 13.36'
 BLAZED AND SORBEED X 8"



SET TYPICAL PRIMARY MONUMENT.
 SET A ZEP ONE MARKET IN A
 PLASTIC CASE BELOW THE BASE OF
 THE MONUMENT.
 SET CARBONITE POST ALONGSIDE.



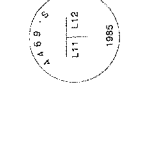
FOUND 2-177 BRASS CAP ON 1"
 HIGH ZEP, 0.1' BELOW THE GROUND.
 SET CARBONITE POST ALONGSIDE.

215.152 BEARING DISTANCE
 8" SPRUCE, N.W. 68.43'
 WITH A FULLY HEADED BLAZE
 8" SPRUCE, S.W. 44.15'
 BLAZED AND SORBEED X 8"



FOUND 2-177 ALUM CAP ON 2.94"
 HIGH ZEP, 0.1' BELOW THE GROUND, IN
 GOOD CONDITION.
 SET CARBONITE POST ALONGSIDE.

215.153 BEARING DISTANCE
 8" SPRUCE, N.W. 15.28'
 BLAZED AND SORBEED X 8"
 8" SPRUCE, S.W. 12'
 BLAZED AND SORBEED X 8"
 8" SPRUCE, N.E. 13.36'
 BLAZED AND SORBEED X 8"



SET TYPICAL PRIMARY MONUMENT.
 SET A ZEP ONE MARKET IN A
 PLASTIC CASE BELOW THE BASE OF
 THE MONUMENT.
 SET CARBONITE POST ALONGSIDE.

215.154 BEARING DISTANCE
 8" SPRUCE, S.W. 105.25'
 BLAZED AND SORBEED X 8"
 4" SPRUCE, S.W. 57.37'
 BLAZED AND SORBEED X 8"
 7" SPRUCE, N.W. 80.70'
 BLAZED AND SORBEED X 8"



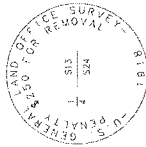
SET TYPICAL PRIMARY MONUMENT.
 SET A ZEP ONE MARKET IN A
 PLASTIC CASE BELOW THE BASE OF
 THE MONUMENT.
 SET CARBONITE POST ALONGSIDE.

215.155 BEARING DISTANCE
 8" SPRUCE, SOUTH, 22.14'
 BLAZED AND SORBEED X 8"
 6" SPRUCE, S.W. 55.47'
 BLAZED AND SORBEED X 8"
 8" SPRUCE, N.W. 44.15'
 BLAZED AND SORBEED X 8"



SET TYPICAL PRIMARY MONUMENT.
 SET A ZEP ONE MARKET IN A
 PLASTIC CASE BELOW THE BASE OF
 THE MONUMENT.
 SET CARBONITE POST 0.1' S.

215.156 BEARING DISTANCE
 8" SPRUCE, NORTH, 84.03'
 WITH A FULLY HEADED BLAZE
 8" SPRUCE, S.W. 57.37'
 BLAZED AND SORBEED X 8"



FOUND 2-177 BRASS CAP ON 1"
 HIGH ZEP, 0.1' BELOW THE GROUND, IN
 GOOD CONDITION.
 SET CARBONITE POST ALONGSIDE.

ALASKA STATE LAND SURVEY No. 2018-28

DATE OF SURVEY: 2019
 SURVEYOR: JACOB SURVEYS
 BOUNDING: 188, 21, 2019
 HOME: AK 188001-0190
 PHONE: 907-232-8975

STATE OF ALASKA
 DEPARTMENT OF NATURAL RESOURCES
 DIVISION OF MINING, LAND AND WATER
 550 W. 7th Ave, Suite 1070, Anchorage, Alaska 99501-3575

ROLLING HILLS HIDEAWAY SUBDIVISION
 THE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 14,
 TOWNSHIP 50 NORTH, RANGE 15 WEST, EIGHTH MERIDIAN,
 ALASKA
 KENAI PENINSULA BOROUGH

CREATING LOTS 1.1, 2, BLOCK 1; LOTS 1.8, BLOCK 2,
 LOTS 1.5, BLOCK 3, AND LOTS 1.2, BLOCK 4
 Containing 80.312 Acres more or less.

DRAWN BY: M.S.S.
 DATE: 06/26/2020
 CHECKED: FIELD BOOKS
 SCALE: 1" = 400'

FILE NO.: 7/28/2000
 SHEET NO.: 28 OF 31
 SHEET 3 OF 3



Home Plot #
 2020-04
 9/11/20
 J.D.P.

Homer Recording District
Plat 2020-26



Finance Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2170 • (907) 714-2376 Fax

Charlie Pierce
Borough Mayor

CERTIFICATE OF TAX DEPARTMENT

I, Jennifer VanHoose, Property Tax and Collections Manager for the Kenai Peninsula Borough, do hereby certify that all real property taxes levied by the Kenai Peninsula Borough through December 31, 2019 have been paid for the area(s) described as:

Subdivision: ALASKA STATE LAND SURVERY NO. 2018-28 ROLLING HILLS HIDEAWAY SUBDIVISION

Parcel # 16914142

T 5S R 15W SEC 24 Seward Meridian HM N1/2 NW1/4

Effective January 1, 2020, estimated taxes of EXEMPT were paid on the above property(s). However, if the estimated taxes are less than the actual amounts levied on July 1, 2020, the difference is a lien against the property(s) until paid.

Witness my hand and seal this 19th day of June, 2020.

A handwritten signature in cursive script that reads "Jennifer VanHoose".

Jennifer VanHoose

Property Tax and Collections Manager



Tax Account | Public Access

2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001, 2000, 1999, 1998, 1997, 1996, 1995, 1994, 1993, 1992, 1991, 1990, 1989, 1988, 1987, 1986, 1985, 1984, 1983, 1982, 1981, 1980, 1979, 1978, 1977, 1976, 1975, 1974, 1973, 1972, 1971, 1970, 1969, 1968, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1959, 1958, 1957, 1956, 1955, 1954, 1953, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1943, 1942, 1941, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1922, 1921, 1920, 1919, 1918, 1917, 1916, 1915, 1914, 1913, 1912, 1911, 1910, 1909, 1908, 1907, 1906, 1905, 1904, 1903, 1902, 1901, 1900

50.00
CHECK OFF

- Return
- Account Info
- Account Summary
- Print
- Plan It

Update Mailing Address

Account Information

Owner of Record:
KNEEN WILLIAM JUSTUS

PIN:
16914151

Tax Roll:
Real Property

Mailing Address:
818 SMOKY BAY WAY STE 390 HOMER
AK 99603-7653

Property Address:
37200 CLIMBING ST

TAG:
68 - WESTERN EMERGENCY SVS

Last updated: 5/20/2026 03:53:12 PM

Owners

KNEEN WILLIAM JUSTUS.

Legal Description

T 05S R 15W SEC 24 Seward Meridian HM 2020026 ASLS NO 2018-28 ROLLING HILLS HIDEAWAY SUB LOT 3 BLK 4

Pay Bills One

Total Payable: \$0.00

Pay Partial: \$0.00 ADD TO CART

+ Settled Charges

Payment History

i Select the "Tax Year" link to view the **Funds Breakdown** for the entire tax year.

Tax Year	Bill Number	Date Paid	Receipt Number	Amount Paid
2025	2025069179	6/23/25	B25.50018	\$1,001.38



Tax - Bill Detail | Public Access

Home > My Account > Tax > My Tax > My Tax > My Tax > My Tax

3 5 50.00
CHECK OUT

- Home
- My Account
- My Tax

Taxing Detail

Owner: KNEEN WILLIAM JUSTUS **PIN:** 16914151 **Tax Roll:** Real Property

Mailing Address: 818 SMOKY BAY WAY STE 390 HOMER AK 99603-7653 **Property Address:** 37200 CLIMBING ST **TAG:** 68 - WESTERN EMERGENCY SVS

For Tax Year: 2025 **Bill Number:** 2025069179

i For information regarding the charges listed here, please contact the Kenai Peninsula Borough at 907-714-2304.

▲ Authority : WESTERN EMERGENCY SVS

Fund	Assessed Value	Exemption	Taxable Value	Tax Rate	Tax	Credit	Net Tax	Tax Savings
BOROUGH	102,600	0	102,600	0.003850	395.02	0.00	395.02	0.00
KPB ROAD MAINT	102,600	0	102,600	0.001300	133.38	0.00	133.38	0.00
SH TY18 & Prior Debt	102,600	0	102,600	0.000340	34.88	0.00	34.88	0.00
SOUTH HOSPITAL	102,600	0	102,600	0.001120	114.91	0.00	114.91	0.00
WESTERN EMERG SVS	102,600	0	102,600	0.003150	323.19	0.00	323.19	0.00
				Total Rate	Tax	Credit	Net Tax	Savings
				0.009760	1,001.38	0.00	1,001.38	0.00

All Funds

1,001.38	0.00	1,001.38	0.00



2026 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL. CERTIFIED VALUE FOR 2026 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2026.

- Buttons: Previous, Home Search, Back Info, Print, Logout

Update Mailing Address

General Information

Table with 3 columns: Property Owner (KNEEN WILLIAM JUSTUS), Property ID (16914151), Acreage (4.1000), Mailing Address (1818 SMOKY BAY WAY STE 390), Property Address (37200 CLIMBING ST), Tax Authority Group (68 - Western Emergency Svcs), Mailing city state zip (HOMER AK 99603-7653)

Legal Description

T 05S R 15W SEC 24 Seward Meridian HM 2020026 ASLS NO 2018-28 ROLLING HILLS HIDEAWAY SUB LOT 3 BLK 4

Ownership History

Table with 5 columns: Document No., Date, Grantor, Grantee, Type. Rows show transactions from 2024 and 2025.

Value History

Table with 5 columns: Year, Reason, Land Assessment, Impr. Assessment, Total Assessment. Rows show values from 2022 to 2026.

Navigation: 1 2 5 items per page

1 - 5 of 6 items

Improvements

Table with 10 columns: Building, Code, Description, Grade, Year, Length, Width, Units, Type, Value. Row shows R01 DWELL Dwelling A 2024 0 0 1596 Fin. sq.ft. 285,200

Building	Code	Description	Grade	Year	Length	Width	Units	Type	Value
R01	POLEBLDG	General Purpose Bldg Wood Pole Frame	G	2025	31	31	961	Sq.ft.	29,300
R01	SWL	Residential Sewer Water Landscaping	A	n/a	0	0	1	Item	10,500
R01	MACHINE	General Purpose Bldg x Other	G	2024	16	8	128	Sq.ft.	6,400
R01	FLATCP	Carport	G	2025	25	14	350	Sq.ft.	5,300
R01	MACHINE	General Purpose Bldg x Other	A	2025	14	12	168	Sq.ft.	2,200
R01	DRIVE	Gravel Driveway	A	n/a	0	0	1	Item	2,000