MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 1281B02L008

Site Information

Account Number	1281B02L008	**Subdivision**	DENLOW BUSINESS PK
Parcel ID	55441	**City**	Houston
TRS	S18N03W35	**Map HO06**	Tax Map
Abbreviated Description (Not for Conveyance)	DENLOW BUSINESS PK BLOCK 2 LOT 8		

Site Address 12580 W WESTEN DR

Ownership

Owners	FARROW DUSTIN	**Buyers**	
Primary Owner's Address	3460 HARRIER CIR ANCHORAGE AK 99504-3964	**Primary Buyer's Address**	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised
2020	$14,300.00	$3,000.00	$17,300.00
2019	$14,300.00	$3,300.00	$17,600.00
2018	$14,300.00	$3,700.00	$18,000.00

Assessment

Year	Land Assessed	Bldg. Assessed	Total Assessed[1]
2020	$14,300.00	$3,000.00	$17,300.00
2019	$14,300.00	$3,300.00	$17,600.00
2018	$14,300.00	$3,700.00	$18,000.00

Building Information

Structure 1 of 1

Residential Units	1	**Use**	Residential Building
Condition	Standard	**Design**	Cabin
Basement	None	**Construction Type**	Frame
Year Built	1997	**Grade**	1210 - Cabin
Foundation	None	**Building Appraisal**	$3000
Well		**Septic**	

Building Item Details

Building Number	Description	Area	Percent Complete
1	Barrel Stove - 8S	1 Sq. Ft.	100%
1	First Story	480 Sq. Ft.	100%
1	Second Story	240 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2020	Yes	0040	13.322	$230.47
2019	Yes	0040	13.386	$235.59
2018	Yes	0040	13.331	$239.96

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
9/2/2020	WARRANTY DEED (ALL TYPES)	Palmer 2020-021629-0
6/23/2008	REPURCHASE QUITCLAIM DEED	Palmer 2008-014427-0
12/12/2005	CLERKS DEED	Palmer 2005-034989-0

Tax Account Status [2]

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	$0.00	$0.00	$0.00	$0.00	$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.94	0.94	Assembly District 007	10-020	Houston Fire Service is under the jurisdiction of the City of Houston	No Borough Road Service for City of Houston road service info, call (907) 892-6899

Last Updated: 12/2/2020 12:00:19 AM

[1] Total Assessed is net of exemptions and deferments.rest, penalties, and other charges posted after Last Update Date are not reflected in balances.
[2] If account is in foreclosure, payment must be in certified funds.

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THIS AGREEMENT is made effective on the _____1____ day of ____April_____, 2021 by and between Dustin D Farrow whose address is 3460 Harrier Cir., Anchorage, AK 99504, hereinafter call "Landlord" and Caradundy Cultivation, LLC, whose address is 12580 W Westen Dr, Houston, AK 99623, hereinafter called "tenant". In accordance with the provisions hereafter contained, Landlord leases to the Tenant the following described business property:

TREASURE IS BLOCK 2 LOT 35, Parcel ID 19042, located in the Palmer Recording District, Third Judicial District, State of Alaska

1. Rent. The monthly rent is $1,000, payable to the landlord in advance at the above address
    a. The term of the lease shall begin on September 1, 2020, and shall end September 1 2025, unless sooner terminate as set forth herein or extended by written agreement of both parties
2. USE OF PREMISIES. Tenant may use and occupy the leased property for business purposes.
    a. Tenant shall not use of occupy nor permit the leased property of any part thereof to be used of occupies for any use or purpose deemed disreputable or extra hazardous. Compliance by Tenant of all laws or regulation shall be at Tenant's own expense
3. UTILITIES. Tenant will pay all charges for heating, water, sewer, garbage, electricity, telephone and any other utility services provided to the business premises. Any accounts shall be placed in Tenants name during the term of the lease
4. 4. LIENS. Tenant shall not allow materialmen's, mechanic's or labor liens of claims of any type to be filed against the property
5. INSURANCE. Tenant shall carry adequate insurance for liability and shall obtain fire insurance naming the Landlord as additional insured. Landlord will provide no insurance coverage for Tenant
6. ALTERATIONS. Tenant may not make alterations to the premises without prior written consent of Landlord. Tenant will not be reimbursed for work
7. MAINTENANCE. Tenant shall be responsible for absolutely all expenses including snowplowing as well as all maintenance of the subject property.
8. DEFAULT. Any of the following shall constitute a default be tenant:
    a. Failure to perform of fulfill and covenants or conditions of this agreement; or
        i. Abandonment of the premises
9. LANDLORD'S REMEDIES. In the event of default by Tenant hereunder, Landlord shall in addition to other remedies allowed by Alaska Law, give notice of default issued to Tenant which allows sever days for curing said default. Notice shall be considered given as of the date such notice is handed to Tenant or posted o the door of the premises.
    a. If Tenant is in default, it is agreed that the Landlord will lock up the premises immediately and report the circumstances at the officials at the Marijuana Control Board Offices. Landlord agrees to not remove, or take possession of any Marijuana products of any possessions of Tenants, till such time the Landlord has received guidance from the Marijuana Control Board Office, of the proper procedures that need to be taken
10. CLEAN-UP OF PREMISES. Tenant shall maintain the premises in a clean and orderly fashion during the tenancy. Landlord may terminate the lease on 10 days' notice if Tenant refuses to keep the premised in a clean and orderly condition. At the date of termination hereunder, Tenant shall return the property to the possession of Landlord in the same condition of

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general neatness and condition of the premises as when the premises were delivered by Landlord to Tenant, normal wear and tear are expected

11. GENERAL. This agreement shall be construed and enforced according to the laws of the State of Alaska
    a. This agreement contains the entire agreement between the parties with the respect to the subject matter hereof. No amendment of this agreement shall be effective unless expressed in a writing executed by the parties
    b. Time shall be of the essence or the performance of any of the covenants and the fulfillment of any of the conditions hereof

LANDLORD HAS BEEN REPRESENTED BY ITS OWN ATTORNEY IN PREPERATION OF THIS AGREEMENT AND THE TENANT IS SPECIFICALLY ADVISED TO CONSULT WITH ITS OWN INDEPENDENT ATTORNEY OR TAX CONSULTANT PRIOR TO ENTERING INTO THIS AGREEMENT OR ANY SUBSEQUENT AGREEMENTS ANTICIPATED HEREBY. THIS AGREEMENT SHALL BE CONSTURED UNDER ALASKA LAW AND AGAINST THE INTERENST OF NO PARTY IN PARTICULAR

IN WITNESS WHEREOF. The parties have executed this agreement on the day written.

LANDLORD:

Dustin D Farrow

3/31/2021
Date

TENANT:

Caradundy Colas, LLC.
By: Dustin D Farrow

3/31/2021
Date