

SCHEDULE B-SECTION II
(Continued)

PART II - SPECIAL EXCEPTIONS:

9. Reservations and exceptions as contained in the U.S. Patent No. 1175884, Issued on October 16, 1957.
10. Reservation of all oil, gas and mineral deposits, including the terms and provisions thereof, as reserved in U.S. Patent No. 1175884, Issued on October 16, 1957.
11. Reservation of a right of way not exceeding 33 feet in width along the West boundary of former Government Lot 30, in Section 2, Township 12 North, Range 4 West, Seward Meridian, Including the terms and provisions there, as set forth in U.S. Patent Number 1175884, Issued on October 16, 1957.
(Affects the West 3 Feet)
12. Taxes &/or Assessments levied by the Municipality of Anchorage for 2009:

Tax Account No.	012-134-15-000
Taxes for 2009	\$4,820.50
Due Date	6/15/09 & 8/15/09
Delinquent Balance Due	\$5,220.21
Tax Valuation	\$311,000.
Assessments	Sewer Trunk - Paid Sewer Lateral - By Developer Agreement-No Assessment Water - Paid
13. Taxes due the Municipality of Anchorage, for the year 2010 are a lien, but levy therefore has not been made.
14. Right-of-Way Easement, including terms and provisions thereof, granted to CHUGACH ELECTRIC ASSOCIATION, INC., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded August 19, 1982 in Book 768 Page 52. (Blanket Easement)
15. NOTES as recited on the Plat No. 82-237 of Highgate Subdivision, Addn. No. 1.
16. SLOPE EASEMENTS as dedicated and reserved on the Plat No. 82-237 of Highgate Subdivision, Addn. No. 1.
17. EASEMENTS as shown on the Plat No. 82-237 of Highgate Subdivision, Addn. No. 1.

SCHEDULE B-SECTION II
(Continued)

18. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof:

Amount	:	\$251,200.00
Trustor/Borrower	:	Gary Kutil
Trustee	:	Alyeska Title Guaranty Agency
Beneficiary/Lender	:	Northrim Bank
Dated	:	December 21, 2006
Recorded	:	December 22, 2006 as Instrument No. 2006-086039-0

Modification of Deed of Trust, including the terms and provisions thereof:

Executed by	Gary Kutil and Northrim Bank
Dated	January 28, 2009
Recorded	February 2, 2009 as Instrument No. 2009-005736-0

19. Judgment in the Superior Court for the State of Alaska, Third Judicial District:

Entered	May 11, 2009
In favor of	Municipality of Anchorage
Against	Gary L. Kutil, et al
Amount	\$4,786.44 plus interest, penalties and costs
For	Delinquent 2008 Real Estate Taxes
Case No.	3AN-09-05631 CI
Recorded	May 29, 2009 as Instrument No. 2009-035720-0

20. Pendency of United States District Court for the State of Alaska, Bankruptcy Case No. 09-00812 CI and its appropriate appeal period, in the matter of

Estate of Debtor:	Gary L. Kutil and Linda L. Kutil
Chapter No.:	7
Filed:	October 30, 2009
Trustee:	William M. Barstow, III
Attorney for Bankrupt/Debtor:	Terry P. Draeger

NOTE: Please see the Title Officer for specific requirements related hereto.

21. The right, title and interest of the spouse of the vestee herein, if married, pursuant to Alaska Statute 34.15.010.

TITLE TO VEST IN: Northrim Bank. There are no judgments or federal tax liens against the named entities that would appear in the policy or policies to issue, except as shown herein: NONE.