

EXCEPTIONS:

1. **PROPERTY TAXES** due the Fairbanks North Star Borough for **2009** are **DELINQUENT** in the amount of **\$6,144.70**, plus penalty and interest.
PAN: 0302601 as to Tract D3
2009 Mill Rate: 13.898
FNSB Collections: (907) 459-1441
FNSB Assessing: (907) 459-1429
2. **PROPERTY TAXES** due the Fairbanks North Star Borough for **2009** are **DELINQUENT** in the amount of **\$3,708.04**, plus penalty and interest.
PAN: 0302597 as to Tract D4
2009 Mill Rate: 13.898
FNSB Collections: (907) 459-1441
FNSB Assessing: (907) 459-1429
3. **PROPERTY TAXES** due the Fairbanks North Star Borough for **2010**, but not yet payable.
PAN: 0302601 as to Tract D3
PAN: 0302597 as to Tract D4
AMOUNT: Not yet available
2009 Mill Rate: 13.898
FNSB Collections: (907) 459-1441
FNSB Assessing: (907) 459-1429
4. **Reservations** as contained in U.S. Patent recorded January 5, 1956 in Book 77, Page 170 and recorded June 25, 1956 in Book 80, Page 54.
5. **EASEMENT**, and the terms and conditions thereof;
DISCLOSED BY: Instrument recorded May 27, 1960
in Book 114, Page 386
GRANTEE: Golden Valley Electric Association
PURPOSE: Public Utilities and Incidental Purposes
AREA AFFECTED: Blanket
6. **EASEMENT**, and the terms and conditions thereof;
DISCLOSED BY: Instrument recorded June 3, 1960
in Book 115, Page 418
GRANTEE: Golden Valley Electric Association
PURPOSE: Public Utilities and Incidental Purposes
AREA AFFECTED: Blanket
7. **EASEMENT**, and the terms and conditions thereof;
DISCLOSED BY: Instrument recorded June 24, 1960
in Book 116, Page 273
GRANTEE: Golden Valley Electric Association
PURPOSE: Public Utilities and Incidental Purposes
AREA AFFECTED: Blanket

8. **EASEMENT**, and the terms and conditions thereof;
DISCLOSED BY: Instrument recorded June 24, 1960
in Book 116, Page 255
GRANTEE: Golden Valley Electric Association
PURPOSE: Public Utilities and Incidental Purposes
AREA AFFECTED: See Instrument

9. **EASEMENT**, and the terms and conditions thereof;
DISCLOSED BY: Instrument recorded October 26, 1979
in Book 160, Page 453
GRANTEE: Golden Valley Electric Association
PURPOSE: Public Utilities and Incidental Purposes
AREA AFFECTED: See Instrument

10. **Easements and Notes** as shown on the plat.

11. **DEED OF TRUST**, and the terms and conditions thereof;
TRUSTOR: Indoor Park Properties, LLC
TRUSTEE: Fairbanks Title Agency
BENEFICIARY: Northrim Bank
PRINCIPAL AMOUNT: Stated to be \$536,250.00
DATED: April 1, 2005
RECORDED: April 7, 2005
INSTRUMENT NUMBER: 2005-006402-0

NOTICE OF DEFAULT, recorded January 14, 2008 as Instrument Number 2008-000773-0.

NOTE: The holders of this note/indebtedness should be contacted for all pertinent information including the present amount due.

12. **Necessity of providing, in the DECLARATION OF DEFAULT OR BENEFICIARY AFFIDAVIT OF DEFAULT the last known address of the TRUSTOR'S / VESTEE HEREIN that the BENEFICIARY has knowledge of prior to the NOTICE OF DEFAULT BEING EXECUTED.**

13. **Necessity of providing, for our review, a copy of the Affidavit of Mailing, Affidavit of Publication, Affidavit of Posting (to three Public Places) and Affidavit of Posting (to the property) prior to the non-judicial deed of trust foreclosure.**

14. **Encroachments or questions of location, boundary and area, which an accurate survey may disclose; public or private easements not disclosed by the public records, including right of ways claimed pursuant to RS 2477; rights or claims of persons in possession, or claiming to be in possession, not disclosed by the public records; material or labor liens or statutory liens under State Acts not disclosed by the public records; water rights or matters relating thereto; any service, installation or construction charges for sewer, water or electricity.**

15. **No search of the public records for UCC filings, including but not limited to any purchase money security interest in fixtures on the real estate herein described pursuant to Alaska Statute AS 45.09.2313 and any amendments thereto, has been made.**

16. **Rights of parties in possession.**

NOTE: To comply with Nystrom-vs-Buckhorn Homes, Inc. 778 P.2d 1115 (Alaska 1989) we shall require the following be performed **within 10 days after recording the Notice of Default:**

Post the premises with a copy of the Notice of Default and at the same time perform an inspection of the premises to determine if there is evidence of new construction. If new construction is evident, attempts must be made to ascertain the parties doing the construction and furnishing the materials, and our office must be advised at once. The Affidavit must disclose these findings and the names of parties in possession.

NOTE: Pursuant to Sec. 3 AS 34.20.070(b) Amended, the forthcoming Notice of Default must include the property's street address.

NOTE: IN THE EVENT A FEDERAL TAX LIEN IS RECORDED: Notices to the Internal Revenue Service are to be mailed, via certified mail or hand delivered, to the following address:

District Director-Internal Revenue Service
Attn: Chief, Special Procedures
915 Second Avenue, M/S W245
Seattle, WA 98174

and the following shall be **submitted to the Internal Revenue Service:**

- a) The name and address of the person submitting the notice of sale.
- b) A copy of each Federal tax lien affecting the property to be sold, OR
 - the name and address of the taxpayer, and
 - the date and place the lien was filed.
- c) A detailed description of the property to be sold, including the location of the property. If real property, include the street address, city, state, the legal description contained in the title or deed to the property and, if available, a copy of the abstract of title (title report).
- d) The date, time, place and terms of the proposed sale.
- e) The approximate amount of the principal obligation owing, including interest due the person selling the property and a description of other expenses that may be charged against the sale proceeds.