

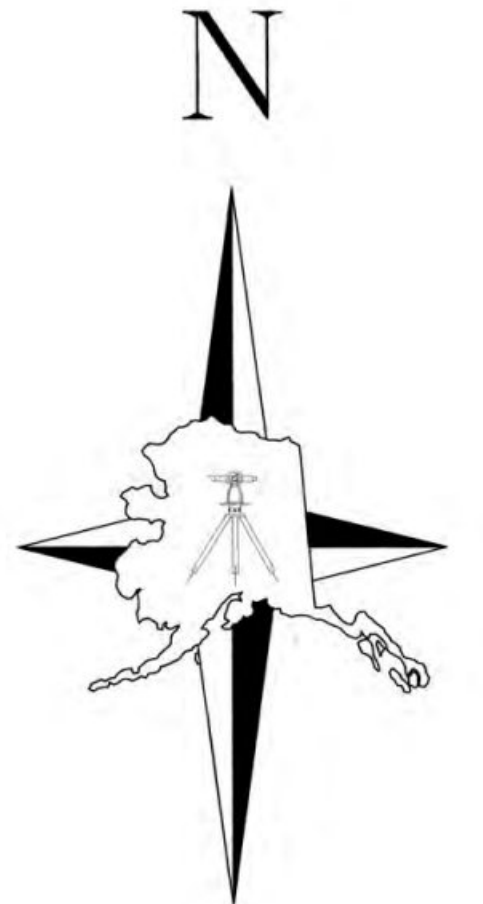
LEGEND

- ⊕ FOUND BRASS CAP
- ⊙ FOUND ALUMINIUM CAP
- FOUND 5/8" REBAR
- ⊕ TRAFFIC SIGNAL POLE
- ⊕ TRAFFIC SIGNAL CONTROL BOX
- LIGHT POLE
- ⊕ ELECTRIC METER
- ⊕ YARD LIGHT
- ⊕ ELECTRIC TRANSFORMER
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC PEDESTAL
- ⊕ GAS METER
- ⊕ TELEPHONE PEDESTAL
- ⊕ LIGHTING J-BOX
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SEWER CLEANOUT
- ⊕ WATER VALVE
- ⊕ STORM DRAIN MANHOLE
- ⊕ STORM DRAIN CATCH BASIN MANHOLE
- ⊕ STORM DRAIN CATCH BASIN T.B.C.
- ⊕ TRAFFIC SIGN
- ⊕ PRIVATE SIGN
- ⊕ FLAG POLE
- ⊕ TRASH CONTAINER

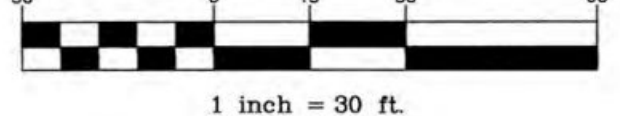
R-O

- N 89°45'38" E 326.98'
- (N 89°48'18" E 326.99')
- [N 89°43'00" E 327.00']
- {N 89°48'18" E 130.00'}

- x — x — x — FENCE
- — — — — EASEMENT
- — — — — ASPHALT EDGE
- — — — — ZONING DESIGNATION
- ⊕ PLOTTED
- ⊕ NP NOT PLOTTED
- ⊕ 4 EXCEPTION REFERENCE
- BEARING AND DISTANCE
- BEARING AND DISTANCE PER PLAT 79-105
- BEARING AND DISTANCE PER PLAT 74-198
- BEARING AND DISTANCE PER PLAT 82-68
- CONCRETE
- LANDSCAPING
- BUILDING FOUNDATION
- BUILDING UPPER FLOOR



GRAPHIC SCALE



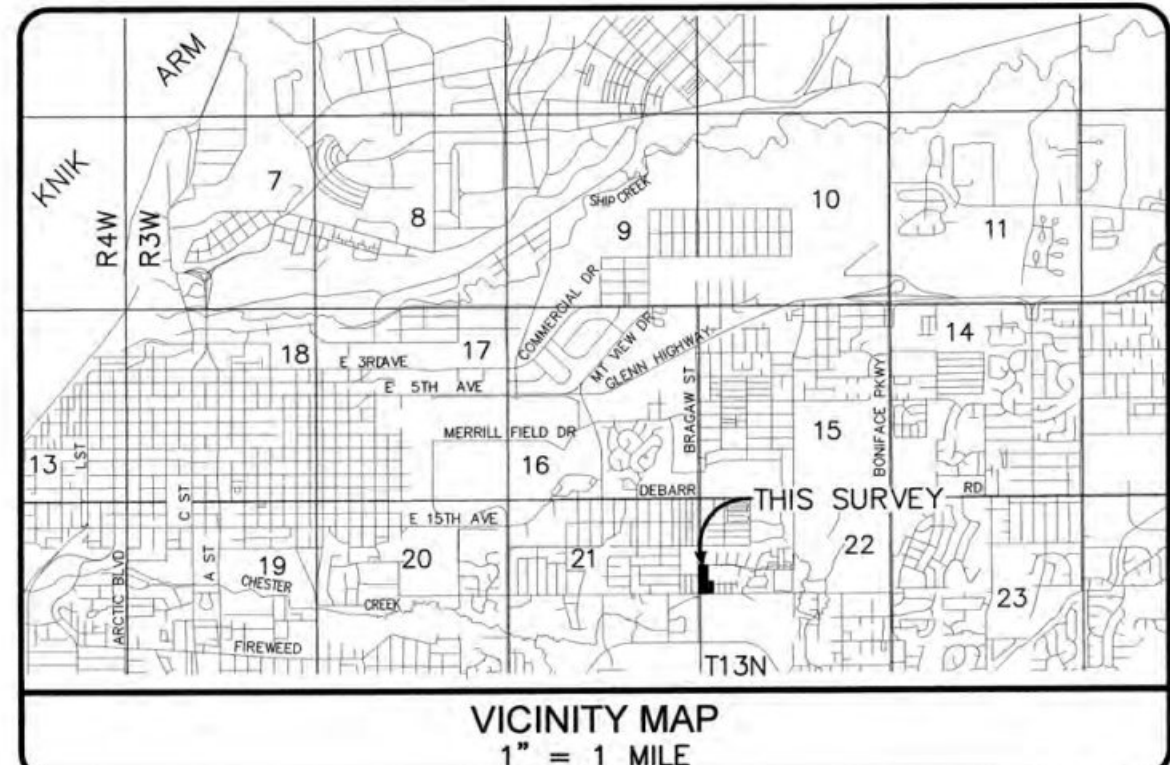
SCHEDULE B SECTION 2 - EXCEPTIONS PARCEL 1

- NP 1. RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE UNITED STATES PATENT AND/OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, SAID PATENT WAS RECORDED APRIL 3, 1953 IN BOOK 88 AT PAGE 73.
- NP 2. TAXES DUE THE MUNICIPALITY OF ANCHORAGE, FOR THE YEAR 2013, ARE A LIEN, NOT YET DUE AND PAYABLE.
PROPOSED 2013 VALUES: LAND VALUATION: \$915,600.00 IMPROVEMENTS: \$8,689,000.00
- P 3. EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE:
GRANTED TO: CHUGACH ELECTRIC ASSOCIATION, INC.
RECORDED: FEBRUARY 11, 1952
BOOK: 67 PAGE: 391
AFFECTS: SOUTH 10 FEET AND EAST 10 FEET OF SAID LOT 1A
MODIFIED BY INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF:
RECORDED: APRIL 4, 1978
BOOK: 285 PAGE: 154
- P 4. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, FOR THE PURPOSE SET OUT THEREIN, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE:
GRANTED TO: CITY OF ANCHORAGE
FOR: SANITARY SEWER LINES AND RELATED PURPOSES
RECORDED: AUGUST 28, 1970
BOOK: 193 PAGE: 258
AFFECTS: THE WEST 15 FEET
- P 5. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, FOR THE PURPOSE SET OUT THEREIN, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE:
GRANTED TO: ALASKA GAS AND SERVICE COMPANY, A DIVISION OF ALASKA INTERSTATE COMPANY
FOR: NATURAL GAS PIPELINES AND RELATED PURPOSES
RECORDED: AUGUST 14, 1971
MISC. BOOK: 229 PAGE: 237
AFFECTS: THE EAST 15 FEET
- NP 6. SLOPE EASEMENTS, AS DEDICATED AND RESERVED ON THE PLAT OF UNIT NO. 1 EAST PARK SUBDIVISION, PLAT NO. 74-198, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE.
- P 7. EASEMENT(S) AS DELINEATED ON THE PLAT OF UNIT NO. 1 EAST PARK SUBDIVISION, PLAT NO. 74-198, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE.
- P 8. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, FOR THE PURPOSE SET OUT THEREIN, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE:
FIRST PARTY: OWNER OF LOT LA, BLOCK 10, UNIT NO. 1 EAST PARK SUBDIVISION (PARCEL 1) AND ITS SUCCESSORS AS SUCH
SECOND PARTY: OWNER OF TRACT A1, RUSSIAN JACK VILLAGE (PARCEL 3) AND ITS SUCCESSORS AS SUCH
FOR: OVERHEAD CROSSWALK BETWEEN BUILDINGS AND RELATED PURPOSES
DATED: SEPTEMBER 10, 1981
RECORDED: SEPT 16, 1981
BOOK: 643 PAGE: 599
MODIFIED BY SKYWAY OWNERSHIP, MAINTENANCE AND USE AGREEMENT, INCLUDING TERMS, PROVISIONS AND COVENANTS THEREIN, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE:
RECORDED: MAY 18, 2001
BOOK: 3842 PAGE: 583
- P 9. EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE:
GRANTED TO: ANCHORAGE
FOR: LANDSCAPING AND RELATED PURPOSES
RECORDED: MARCH 22, 1999
BOOK: 2974 PAGE: 710
AFFECTS: THE SOUTH 70 FEET OF THE EAST 10 FEET OF THE WEST 150.74 FEET
- P 10. EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE:
GRANTED TO: ANCHORAGE
FOR: LANDSCAPING AND RELATED PURPOSES
RECORDED: MARCH 22, 1999
BOOK: 3443 PAGE: 524
AFFECTS: A PORTION OF LOT 1A AS SET OUT THEREIN
- NP 11. DEED OF TRUST, INCLUDING TERMS AND PROVISIONS THEREOF, SECURING THE AMOUNT SHOWN TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE:
TRUSTOR: 5631 SILVERADO DE LLC (40%), 4831 DE LLC (15%), 1901 BRAGAW DE LLC (15%), NICOLAI-ALASKA DE LLC (15%), S. BRAGAW DE LLC (7.5%), AND L. BRAGAW DE LLC (7.5%), AS TENANTS IN COMMON
TRUSTEE: FIDELITY TITLE AGENCY OF ALASKA
BENEFICIARY: NORTHRIM BANK
LOAN NO.: 7101001506
AMOUNT: \$7,984,505.70 TOGETHER WITH ANY OTHER AMOUNTS DUE THEREUNDER
DATED: APRIL 27, 2009
RECORDED: APRIL 30, 2009
RECEPTION NUMBER: 2009-028364-0
- NP 12. ASSIGNMENT OF RENTS FOR SECURITY PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE:
ASSIGNOR: 5631 SILVERADO DE LLC (40%), 4831 DE LLC (15%), 1901 BRAGAW DE LLC (15%), NICOLAI-ALASKA DE LLC (15%), S. BRAGAW DE LLC (7.5%), AND L. BRAGAW DE LLC (7.5%)
ASSIGNEE: NORTHRIM BANK
AMOUNT: \$7,984,505.70, TOGETHER WITH ANY OTHER AMOUNTS DUE THEREUNDER
DATED: APRIL 27, 2009
RECORDED: APRIL 30, 2009
RECEPTION NUMBER: 2009-028365-0
- NP 13. FINANCING STATEMENT, PURSUANT TO THE UNIFORM COMMERCIAL CODE:
DEBTOR: 5631 SILVERADO DE LLC, 4831 DE LLC, 1901 BRAGAW DE LLC, NICOLAI-ALASKA DE LLC, S. BRAGAW DE LLC, AND L. BRAGAW DE LLC
SECURED PARTY: NORTHRIM BANK
COVERING: COLLATERAL AS SET OUT AND DESCRIBED THEREIN AS IT AFFECTS SAID PREMISES
RECORDED: APRIL 30, 2009
RECEPTION NUMBER: 2009-028367-0

SCHEDULE B SECTION 2 - EXCEPTIONS PARCEL 2

- NP 14. RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE UNITED STATES PATENT AND/OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, SAID PATENT WAS RECORDED APRIL 3, 1953 IN BOOK 88 AT PAGE 73.
- NP 15. TAXES DUE THE MUNICIPALITY OF ANCHORAGE, FOR THE YEAR 2013, ARE A LIEN, NOT YET DUE AND PAYABLE.
PROPOSED 2013 VALUES: LAND VALUATION: \$915,600.00 IMPROVEMENTS: \$2,054,100.00
- P 16. EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE:
GRANTED TO: CHUGACH ELECTRIC ASSOCIATION, INC.
RECORDED: FEBRUARY 11, 1952
BOOK: 67 PAGE: 391
AFFECTS: EAST 10 FEET OF SAID LOT 2A
MODIFIED BY INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF:
RECORDED: APRIL 4, 1978
BOOK: 285 PAGE: 154
- P 17. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, FOR THE PURPOSE SET OUT THEREIN, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE:
GRANTED TO: CITY OF ANCHORAGE
FOR: SANITARY SEWER LINES AND RELATED PURPOSES
RECORDED: AUGUST 28, 1970
MISC. BOOK: 193 PAGE: 256
AFFECTS: THE WEST 15 FEET
- P 18. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, FOR THE PURPOSE SET OUT THEREIN, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE:
GRANTED TO: ALASKA GAS AND SERVICE COMPANY, A DIVISION OF ALASKA INTERSTATE COMPANY
FOR: NATURAL GAS LINES AND RELATED PURPOSES
RECORDED: AUGUST 14, 1971
MISC. BOOK: 229 PAGE: 237
AFFECTS: THE EAST 15 FEET
- NP 19. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, FOR THE PURPOSE SET OUT THEREIN, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE:
GRANTED TO: ANCHORAGE
FOR: ELECTRIC AND LIGHTING SYSTEMS AND RELATED PURPOSES
RECORDED: MARCH 22, 1999
BOOK: 3443 PAGE: 527
AFFECTS: A PORTION OF LOT 2A AS SET OUT THEREIN
- P 21. EASEMENT(S) AS DELINEATED ON THE PLAT OF UNIT NO.1 EAST PARK SUBDIVISION, PLAT NO. 74-198, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE.
- P 22. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, FOR THE PURPOSE SET OUT THEREIN, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE:
GRANTED TO: ANCHORAGE
FOR: ELECTRIC AND LIGHTING SYSTEMS AND RELATED PURPOSES
RECORDED: MARCH 22, 1999
BOOK: 3443 PAGE: 527
AFFECTS: A PORTION OF LOT 2A AS SET OUT THEREIN
- P 23. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, FOR THE PURPOSE SET OUT THEREIN, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE:
GRANTED TO: ANCHORAGE
FOR: LANDSCAPING AND RELATED PURPOSES
RECORDED: MARCH 22, 1999
BOOK: 3443 PAGE: 530
AFFECTS: A PORTION OF LOT 2A AS SET OUT THEREIN
- NP 24. DEED OF TRUST, INCLUDING TERMS AND PROVISIONS THEREOF, SECURING THE AMOUNT SHOWN TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE:
TRUSTOR: 5631 SILVERADO DE LLC (40%), 4831 DE LLC (15%), 1901 BRAGAW DE LLC (15%), NICOLAI-ALASKA DE LLC (15%), S. BRAGAW DE LLC (7.5%), AND L. BRAGAW DE LLC (7.5%), AS TENANTS IN COMMON
TRUSTEE: FIDELITY TITLE AGENCY OF ALASKA
BENEFICIARY: NORTHRIM BANK
LOAN NO.: 710040369
AMOUNT: \$2,063,115.05 TOGETHER WITH ANY OTHER AMOUNTS DUE THEREUNDER
DATED: JUNE 24, 2004
RECORDED: JULY 1, 2004
RECEPTION NUMBER: 2004-048629-0
MODIFIED BY INSTRUMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE:
RECORDED: AUGUST 16, 2007 RECEPTION NUMBER: 2007-052681
RECORDED: MAY 1, 2009 RECEPTION NUMBER: 2009-028576-0
RECORDED: OCTOBER 17, 2011 RECEPTION NUMBER: 2011-050240-0
- NP 25. ASSIGNMENT OF RENTS FOR SECURITY PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE:
ASSIGNOR: 5631 SILVERADO DE LLC (40%), 4831 DE LLC (15%), 1901 BRAGAW DE LLC (15%), NICOLAI-ALASKA DE LLC (15%), S. BRAGAW DE LLC (7.5%), AND L. BRAGAW DE LLC (7.5%)
ASSIGNEE: NORTHRIM BANK
AMOUNT: \$2,063,115.05, TOGETHER WITH ANY OTHER AMOUNTS DUE THEREUNDER
DATED: JUNE 24, 2004
RECORDED: JULY 1, 2004
RECEPTION NUMBER: 2004-048630-0
- NP 26. FINANCING STATEMENT, PURSUANT TO THE UNIFORM COMMERCIAL CODE:
DEBTOR: 5631 SILVERADO DE LLC, 4831 DE LLC, 1901 BRAGAW DE LLC, NICOLAI-ALASKA DE LLC, S. BRAGAW DE LLC AND L. BRAGAW DE LLC
SECURED PARTY: NORTHRIM BANK
COVERING: COLLATERAL AS SET OUT AND DESCRIBED THEREIN AS IT AFFECTS SAID PREMISES
RECORDED: MAY 1, 2009
RECEPTION NUMBER: 2009-028577-0

NOTE: TAXES AND/OR ASSESSMENTS, IF ANY DUE THE MUNICIPALITY OF ANCHORAGE AS FOLLOWS:
TAX ACCOUNT NO.: 005-161-72-000
TAX FOR 2012: \$45,562.49
BALANCE DUE: \$0.00
1ST HALF TAX DUE: JUNE 15, 2012
2ND HALF TAX DUE: AUGUST 15, 2012
LAND VALUATION: \$915,600.00
IMPROVEMENTS: \$2,010,700.00
CODE AREA: 1
MILL RATE: 15.57
SEWER: TRUNK AND LATERAL PAID
WATER: PAID
PAVING: PAID



VICINITY MAP
1" = 1 MILE

GENERAL NOTES

1. EASEMENTS OF RECORD, IF ANY EXIST, OTHER THAN THOSE SHOWN ON THE PLATS OF RECORD (PLAT 74-198, 79-105, AND 82-68) OR IN THE COMMITMENT FOR TITLE INSURANCE BY FIDELITY TITLE AGENCY OF ALASKA, ORDER NO. F-42632, DATED MARCH 11, 2013.
2. BUILDING DIMENSIONS ARE OUTSIDE OF WALL. PROPERTY LINE TIES ARE TO BUILDING FOUNDATION.
3. ZONING IS R-O, RESIDENTIAL OFFICE AND R-OSL, RESIDENTIAL OFFICE WITH SPECIAL LIMITATIONS. REFER TO AMC 21.40.130 FOR COMPLETE REGULATIONS.
FRONT YARD: 10 FEET
SIDE YARD: 5 FEET, PLUS 1 FOOT FOR EVERY 5 FEET BUILDINGS EXCEED 35 FEET IN HEIGHT
REAR YARD: 10 FEET
MAX LOT COVERAGE: UNRESTRICTED
MAX BUILDING HEIGHT: UNRESTRICTED EXCEPT THAT STRUCTURES SHALL NOT INTERFERE WITH FEDERAL AVIATION ADMINISTRATION REGULATIONS ON AIRPORT APPROACHES.
4. SURVEY PERFORMED UNDER WINTER CONDITIONS. ITEMS OBSERVED BY SNOW AND ICE MAY EXIST IN ADDITION TO THE IMPROVEMENTS SHOWN HEREON.

LEGAL DESCRIPTION

PARCEL 1:
LOT ONE "A" (1A), BLOCK TEN (10), UNIT NO. 1, EAST PARK SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NO. 74-198, IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

PARCEL 2:
LOT TWO "A" (2A), BLOCK TEN (10), EAST PARK SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NO. 74-198, IN THE RECORDS OF THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

PARCEL 3:
TRACT "A" ONE (A1), RUSSIAN JACK VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NO. 79-105, IN THE RECORDS OF THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

PARCEL 4:
TRACT "B" FOUR (B4), RUSSIAN JACK VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NO. 82-68, IN THE RECORDS OF THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

SURVEYOR'S CERTIFICATION

TO: UNIVERSITY OF ALASKA FACILITIES & LAND MANAGEMENT
L. BRAGAW II LLC;
S. BRAGAW II LLC;
SUN WAREHOUSE LLC;
1901 BRAGAW DE LLC;
4831 DE LLC;
S. BRAGAW DE LLC;
L. DE BRAGAW LLC;
NICOLAI-ALASKA DE LLC;
1901 BRAGAW DE LLC;
4831 LLC;
S. BRAGAW LLC;
L. BRAGAW LLC;
NICOLAI-ALASKA LLC; AND
FIDELITY TITLE AGENCY OF ALASKA



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 5, 6a, 6b, 7a, 7b1, AND 8 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 27, 2013.

Kenneth W. Ayers
KENNETH W. AYERS 15-8535
DATE: 3/27/13

ALTA/ACSM LAND TITLE SURVEY

SEE LEGAL DESCRIPTION

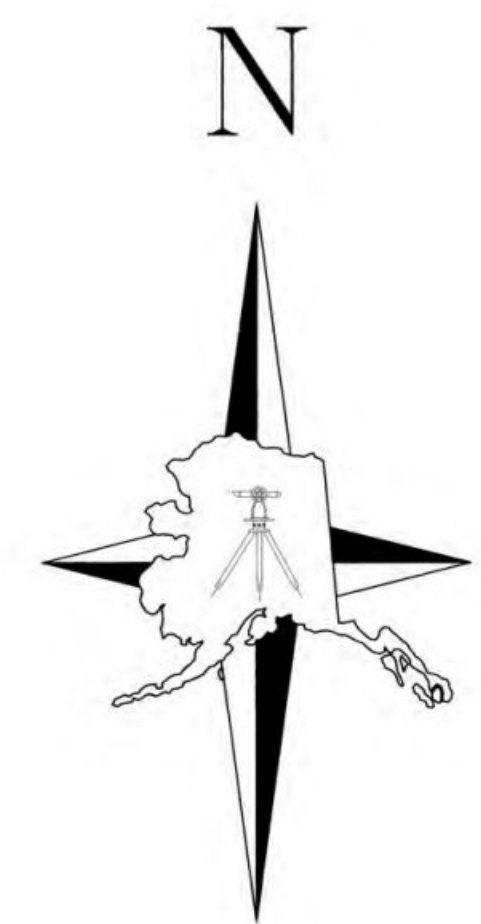
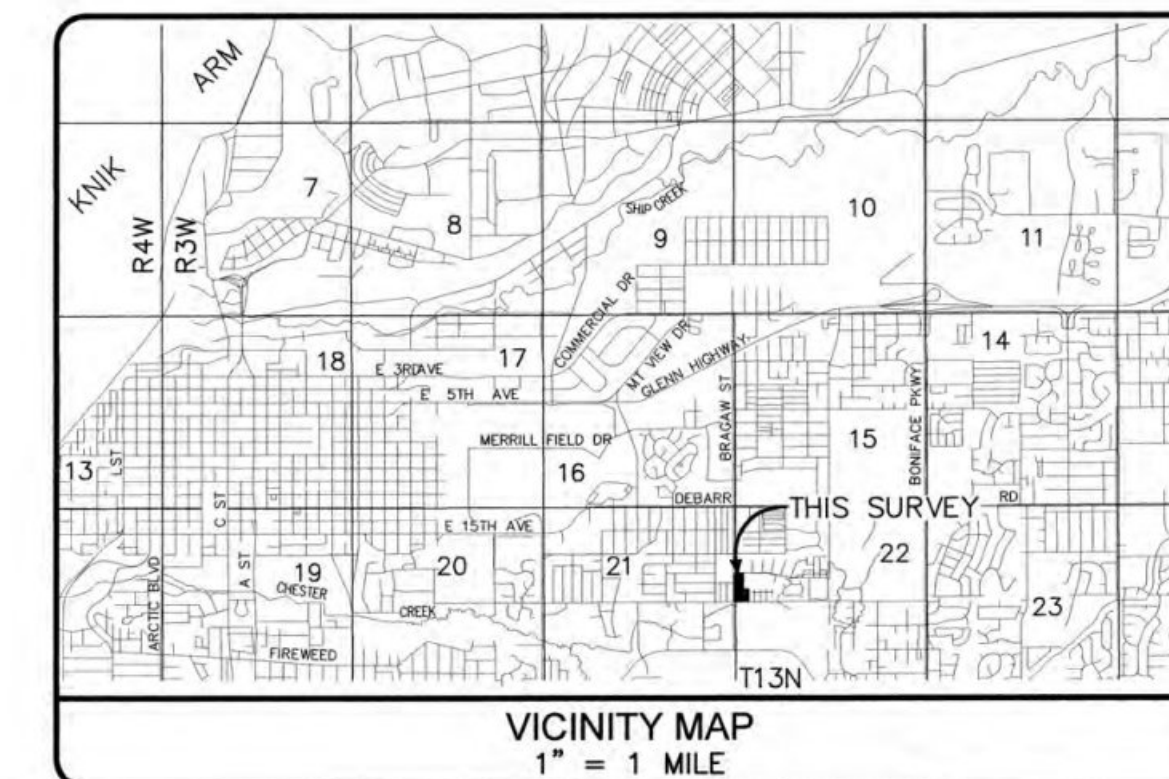
LOCATED WITHIN:
NORTHWEST 1/4 SECTION 22, TOWNSHIP 13 NORTH, RANGE 3 WEST,
SEWARD MERIDIAN, ANCHORAGE RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT, ANCHORAGE ALASKA

PROJECT LOCATION:
MUNICIPALITY OF ANCHORAGE
STATE OF ALASKA

ZONE: R-O R-OSL

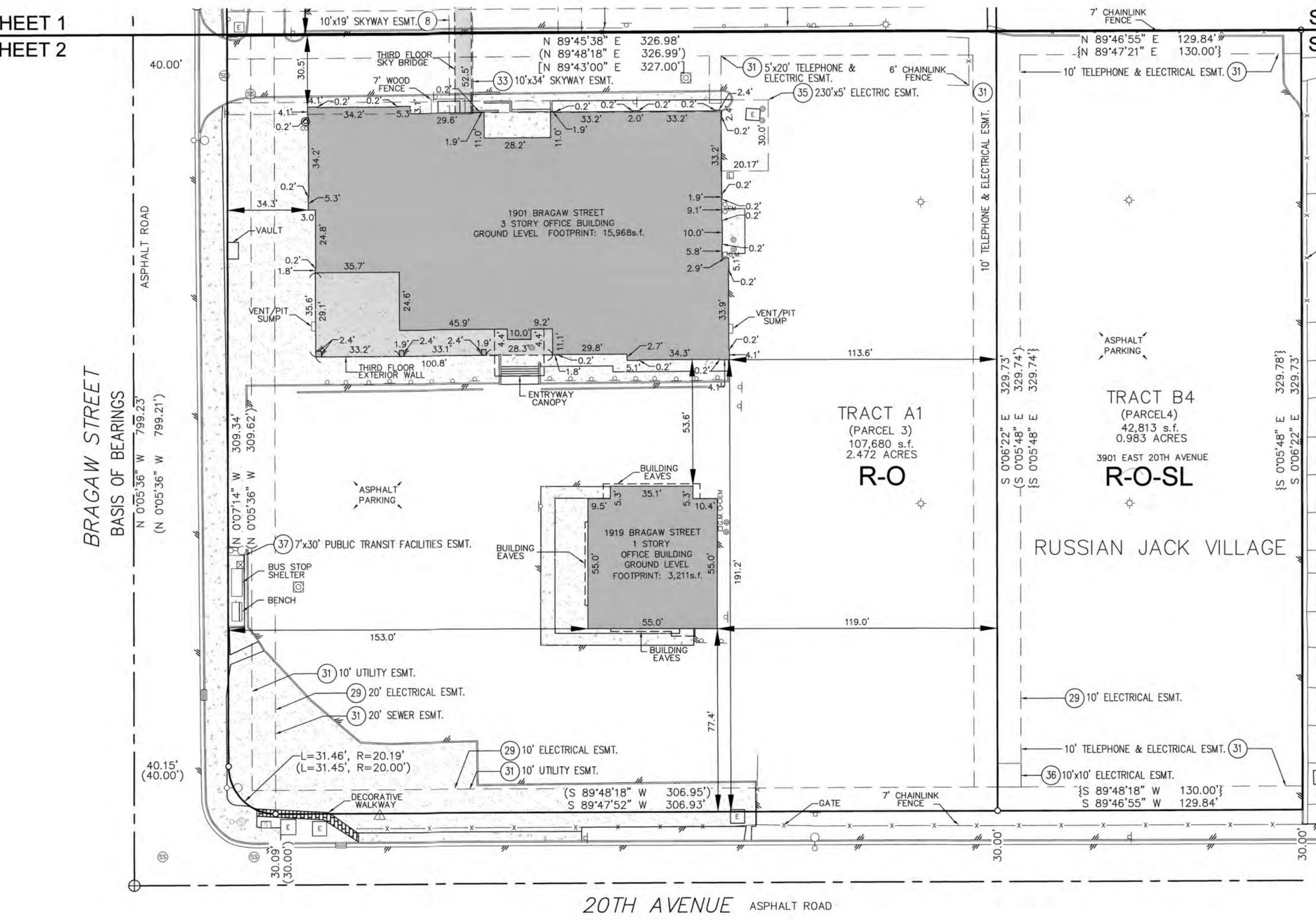
DATE: FEBRUARY 27, 2013
SHEET: 1 OF 2
FIELD BOOK: 13-012
DRAWING NAME: 13-012 ALTA
DRAWN: K3
CHECKED: KWA
GRID: SW1436
SCALE: 1" = 30'





SCHEDULE B SECTION 2 - EXCEPTIONS ALL PARCELS

- NOTE: PARCEL 5, ALSO KNOWN AS, TRACT 4B OF THUNDERBIRD TERRACE, PLAT 84-111, NOT INCLUDED AS PART OF THIS SURVEY. EXCEPTIONS 40 THROUGH 48 DO NOT AFFECT THIS SURVEY.
- NP 49. THE STATE OF ALASKA CORPORATION RECORDS SHOW THAT 4831 LLC, AN ALASKA LIMITED LIABILITY COMPANY, IS IN GOOD STANDING, WE WILL REQUIRE SUBMISSION FOR OUR REVIEW A COPY OF THE OPERATING AGREEMENT AUTHORIZING THE PROPOSED TRANSACTION.
- NP 50. THE STATE OF ALASKA CORPORATION RECORDS SHOW THAT 4831 DE LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS IN GOOD STANDING, WE WILL REQUIRE SUBMISSION FOR OUR REVIEW A COPY OF THE OPERATING AGREEMENT AUTHORIZING THE PROPOSED TRANSACTION.
- NP 51. THE STATE OF ALASKA CORPORATION RECORDS SHOW THAT SUN WAREHOUSE LLC, AN ALASKA LIMITED LIABILITY COMPANY, IS IN GOOD STANDING, WE WILL REQUIRE SUBMISSION FOR OUR REVIEW A COPY OF THE OPERATING AGREEMENT AUTHORIZING THE PROPOSED TRANSACTION.
- NOTE: THE MEMBER OF SAID ENTITY IS NOMRAY US LLC, AN ALASKA LIMITED LIABILITY COMPANY, WHICH IS PRESENTLY IN GOOD STANDING, THE COMPANY WILL REQUIRE SUBMISSION FOR ITS REVIEW A COPY OF THE OPERATING AGREEMENT FOR AUTHORIZATION OF THE PROPOSED TRANSACTION, AND THE MEMBER OF NOMRAY US LLC, IS NOMRAY LLC, AN ALASKA LIMITED LIABILITY COMPANY WHICH IS PRESENTLY IN GOOD STANDING, THE COMPANY WILL REQUIRE SUBMISSION FOR ITS REVIEW A COPY OF THE OPERATING AGREEMENT FOR AUTHORIZATION OF THE PROPOSED TRANSACTION.
- NP 52. THE STATE OF ALASKA CORPORATION RECORDS SHOW THAT 5631 SILVERADO DE LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS IN GOOD STANDING, WE WILL REQUIRE SUBMISSION FOR OUR REVIEW A COPY OF THE OPERATING AGREEMENT AUTHORIZING THE PROPOSED TRANSACTION.
- NOTE: THE STATE OF ALASKA RECORDS SHOW THAT THE MEMBER IS 5631 SILVERADO LLC, AN ALASKA LIMITED LIABILITY COMPANY, THE STATE RECORDS PRESENTLY SHOWS THAT SAID ENTITY HAS BEEN "VOLUNTARILY DISSOLVED".
- NP 53. THE STATE OF ALASKA CORPORATION RECORDS SHOW THAT L. BRAGAW LLC, AN ALASKA LIMITED LIABILITY COMPANY, IS IN GOOD STANDING, WE WILL REQUIRE SUBMISSION FOR OUR REVIEW A COPY OF THE OPERATING AGREEMENT AUTHORIZING THE PROPOSED TRANSACTION.
- NP 54. THE STATE OF ALASKA CORPORATION RECORDS SHOW THAT L. BRAGAW II LLC, AN ALASKA LIMITED LIABILITY COMPANY, IS IN GOOD STANDING, WE WILL REQUIRE SUBMISSION FOR OUR REVIEW A COPY OF THE OPERATING AGREEMENT AUTHORIZING THE PROPOSED TRANSACTION.
- NP 55. THE STATE OF ALASKA CORPORATION RECORDS SHOW THAT L. BRAGAW DE LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS IN GOOD STANDING, WE WILL REQUIRE SUBMISSION FOR OUR REVIEW A COPY OF THE OPERATING AGREEMENT AUTHORIZING THE PROPOSED TRANSACTION.
- NP 56. THE STATE OF ALASKA CORPORATION RECORDS SHOW THAT S. BRAGAW LLC, AN ALASKA LIMITED LIABILITY COMPANY, IS IN GOOD STANDING, WE WILL REQUIRE SUBMISSION FOR OUR REVIEW A COPY OF THE OPERATING AGREEMENT AUTHORIZING THE PROPOSED TRANSACTION.
- NP 57. THE STATE OF ALASKA CORPORATION RECORDS SHOW THAT S. BRAGAW II LLC, AN ALASKA LIMITED LIABILITY COMPANY, IS IN GOOD STANDING, WE WILL REQUIRE SUBMISSION FOR OUR REVIEW A COPY OF THE OPERATING AGREEMENT AUTHORIZING THE PROPOSED TRANSACTION.
- NP 58. THE STATE OF ALASKA CORPORATION RECORDS SHOW THAT S. BRAGAW DE LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS IN GOOD STANDING, WE WILL REQUIRE SUBMISSION FOR OUR REVIEW A COPY OF THE OPERATING AGREEMENT AUTHORIZING THE PROPOSED TRANSACTION.
- NP 59. THE STATE OF ALASKA CORPORATION RECORDS SHOW THAT 1901 BRAGAW LLC, AN ALASKA LIMITED LIABILITY COMPANY, IS IN GOOD STANDING, WE WILL REQUIRE SUBMISSION FOR OUR REVIEW A COPY OF THE OPERATING AGREEMENT AUTHORIZING THE PROPOSED TRANSACTION.
- NP 60. THE STATE OF ALASKA CORPORATION RECORDS SHOW THAT 1901 DE LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS IN GOOD STANDING, WE WILL REQUIRE SUBMISSION FOR OUR REVIEW A COPY OF THE OPERATING AGREEMENT AUTHORIZING THE PROPOSED TRANSACTION.
- NP 61. THE STATE OF ALASKA CORPORATION RECORDS SHOW THAT NICOLAI-ALASKA LLC, AN ALASKA LIMITED LIABILITY COMPANY, IS IN GOOD STANDING, WE WILL REQUIRE SUBMISSION FOR OUR REVIEW A COPY OF THE OPERATING AGREEMENT AUTHORIZING THE PROPOSED TRANSACTION.
- NP 62. THE STATE OF ALASKA CORPORATION RECORDS SHOW THAT NICOLAI-ALASKA DE LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS IN GOOD STANDING, WE WILL REQUIRE SUBMISSION FOR OUR REVIEW A COPY OF THE OPERATING AGREEMENT AUTHORIZING THE PROPOSED TRANSACTION.
- NP 63. THIS COMMITMENT IS TENTATIVE UNTIL SUCH TIME AS WE ARE ADVISED THE FINAL AMOUNT OF INSURANCE AND/OR PROPOSED INSURED, IN THE EVENT OF CANCELLATION OUR FEE IS THE MINIMUM AMOUNT SHOWN ABOVE.
- NP 64. PURSUANT TO AGREEMENT WITH OUR UNDERWRITER, THIS PRELIMINARY COMMITMENT IS SUBJECT TO REVIEW AND/OR AMENDMENT, BY ITS REPRESENTATIVE. ANY ADDITIONAL REQUIREMENTS AND/OR EXCEPTIONS ESTABLISHED BY THE UNDERWRITER WILL BE ADDED BY WRITTEN AMENDMENT UPON OUR RECEIPT OF THEIR REVIEW.



SCHEDULE B SECTION 2 - EXCEPTIONS PARCELS 3 & 4

- NP 27. RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE UNITED STATES PATENT AND/OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, SAID PATENT WAS RECORDED APRIL 3, 1953 IN BOOK 88 AT PAGE 73.
- NP 28. TAXES DUE THE MUNICIPALITY OF ANCHORAGE, FOR THE YEAR 2013, ARE A LIEN, NOT YET DUE AND PAYABLE. PROPOSED 2013 VALUES: LAND VALUATION: \$1,508,100.00 IMPROVEMENTS: \$6,752,000.00 (TRACT A1)
- TAXES DUE THE MUNICIPALITY OF ANCHORAGE, FOR THE YEAR 2013, ARE A LIEN, NOT YET DUE AND PAYABLE. PROPOSED 2013 VALUES: LAND VALUATION: \$600,200.00 IMPROVEMENTS: \$33,200.00 (TRACT B4)
- P 29. EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE: GRANTED TO: CHUGACH ELECTRIC ASSOCIATION, INC. RECORDED: FEBRUARY 5, 1949 DEED BOOK: 67 PAGE: 391
- MODIFIED BY THE FOLLOWING: RELEASE OF GENERAL RIGHT OF WAY WITH RESERVATIONS OF SPECIFIC EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, RECORDED APRIL 4, 1978 IN BOOK 285 AT PAGE 156. (NOW AFFECTS THE WEST 10 FEET AND THE WEST 20 FEET OF TRACT A-1)
- RELEASE OF GENERAL RIGHT OF WAY WITH RESERVATIONS OF SPECIFIC EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, RECORDED APRIL 4, 1978 IN BOOK 285 AT PAGE 156. (NOW AFFECTS THE WEST 10 FEET OF TRACT B-4)
- NP 30. SLOPE EASEMENTS, AS DEDICATED AND RESERVED ON THE PLAT OF RUSSIAN JACK VILLAGE, PLAT NOS. 79-105 AND 82-68, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE.
- P 31. EASEMENT(S) AS DELINEATED ON THE PLAT OF RUSSIAN JACK VILLAGE, PLAT NOS. 79-105 AND 82-68, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE.
- NP 32. GRANT OF RIGHT-OF-WAY EASEMENT FOR INGRESS AND EGRESS BETWEEN PARKING AREAS ON ADJACENT PROPERTIES, INCLUDING TERMS AND PROVISIONS THEREOF, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE: RECORDED: SEPTEMBER 16, 1981 BOOK: 643 PAGE: 590 AFFECTS: PARCELS 3 AND 4
- P 33. EASEMENT FOR OVERHEAD CROSSWALK, AND APPURTENANCES THERETO, INCLUDING TERMS AND PROVISIONS THEREOF, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE: RECORDED: MAY 18, 2001 BOOK: 3842 PAGE: 583
- AS MODIFIED BY, SKYWAY OWNERSHIP MAINTENANCE AND USE AGREEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE: RECORDED: MAY 18, 2001 BOOK: 3842 PAGE: 583
- NP 34. TERMINABLE GRANT OF RIGHT-OF-WAY FOR INGRESS AND EGRESS TO AND FROM PROVISIONS THEREOF, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE: SET OUT THEREIN, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE: DATED: SEPTEMBER 17, 1981 RECORDED: SEPTEMBER 17, 1981 BOOK: 644 PAGE: 230 AFFECTS: TRACT A-1 RUSSIAN JACK VILLAGE (PARCEL 3) AND LOTS LA AND 2A, BLOCK 10, UNIT NO. 1 EAST PARK SUBDIVISION (PARCELS 1 AND 2)
- P 35. EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE: GRANTED TO: ANCHORAGE, A MUNICIPAL CORPORATION RECORDED: APRIL 30, 1982 BOOK: 726 PAGE: 839 AFFECTS: PORTION OF PARCEL 1 AS SET OUT THEREIN
- P 36. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, FOR THE PURPOSE SET OUT THEREIN, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE: GRANTED TO: ANCHORAGE, A MUNICIPAL CORPORATION FOR: ELECTRICAL FACILITIES AND APPURTENANCES THERETO RECORDED: NOVEMBER 7, 1983 BOOK: 997 PAGE: 169 AFFECTS: A 10 X 10 PORTION OF TRACT B-4 LOCATED ON THE WESTERLY LINE THEREOF
- P 37. PUBLIC TRANSPORTATION FACILITIES EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, FOR THE PURPOSE SET OUT THEREIN, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE: GRANTED TO: ANCHORAGE, AN ALASKA MUNICIPAL CORPORATION FOR: PUBLIC TRANSPORTATION FACILITIES AND APPURTENANCES OF EVERY KIND AND NATURE RECORDED: SEPTEMBER 21, 2007 RECEPTION NO.: 2007-060397-0 AFFECTS: A PORTION OF PARCEL 1 DESCRIBED AS; COMMENCING AT THE NORTH-WEST CORNER OF TRACT A1, RUSSIAN JACK VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NO. 79-105, IN THE RECORDS OF THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA; THENCE S00°05'36"E ALONG THE WESTERLY BOUNDARY OF SAID TRACT A 1 A DISTANCE OF 220.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N89°54'24"E A DISTANCE OF 7.00 FEET; THENCE S00°05'36"E A DISTANCE OF 30.00 FEET, THENCE S89°54'24"W A DISTANCE OF 7.00 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID TRACT A1; THENCE N00°05'36"W ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT A1 A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING.
- NP 38. DEED OF TRUST, INCLUDING TERMS AND PROVISIONS THEREOF, SECURING THE AMOUNT SHOWN TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE: TRUSTOR: AN UNDIVIDED 50% INTEREST TO 4831 LLC, AN ALASKA LIMITED LIABILITY COMPANY, AND AN UNDIVIDED 50% INTEREST TO 1901 BRAGAW LLC, AN ALASKA LIMITED LIABILITY COMPANY, AS TENANTS IN COMMON TRUSTEE: STEWART TITLE OF ALASKA BENEFICIARY: NORTHTRIM BANK LOAN NO.: 7101425218 AMOUNT: \$4,629,214.25 TOGETHER WITH ANY OTHER AMOUNTS DUE THEREUNDER DATED: SEPTEMBER 30, 2010 RECORDED: SEPTEMBER 30, 2010 RECEPTION NUMBER: 2010-049954-0
- NP 39. ASSIGNMENT OF RENTS FOR SECURITY PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE: ASSIGNOR: AN UNDIVIDED 50% INTEREST TO 4831 LLC, AN ALASKA LIMITED LIABILITY COMPANY, AND AN UNDIVIDED 50% INTEREST TO 1901 BRAGAW LLC, AN ALASKA LIMITED LIABILITY COMPANY, AS TENANTS IN COMMON ASSIGNEE: NORTHTRIM BANK AMOUNT: \$4,629,214.55, TOGETHER WITH ANY OTHER AMOUNTS DUE THEREUNDER DATED: SEPTEMBER 30, 2010 RECORDED: SEPTEMBER 30, 2010 RECEPTION NUMBER: 2010-049955-0
- NOTE: TAXES AND/OR ASSESSMENTS, IF ANY DUE THE MUNICIPALITY OF ANCHORAGE AS FOLLOWS: TAX ACCOUNT NO.: 005-161-87-000 (PARCEL 3) TAX FOR 2012: \$123,965.30 BALANCE DUE: \$0.00 SPRINKLER EXEMPTION: \$128,288.00 1ST HALFTAXDUE: JUNE 15, 2012 2ND HALF TAX DUE: AUGUST 15, 2012 LAND VALUATION: \$1,508,100.00 IMPROVEMENTS: \$6,578,700.00 CODE AREA: 1 MILL RATE: 15.57 SEWER: PORTION PAID, REST TO BE ASSESSED UPON CONNECTION WATER: PORTION PAID, REST NO WATER PAVING: PAID
- NOTE: TAXES AND/OR ASSESSMENTS, IF ANY DUE THE MUNICIPALITY OF ANCHORAGE AS FOLLOWS: TAX ACCOUNT NO.: 005-161-90-000 (PARCEL 4) TAX FOR 2012: \$9,862.03 BALANCE DUE: \$0.00 1ST HALF TAX DUE: JUNE 15, 2012 2ND HALF TAX DUE: AUGUST 15, 2012 LAND VALUATION: \$600,200.00 IMPROVEMENTS: \$33,200.00 CODE AREA: 1 MILL RATE: 15.57 SEWER: TO BE ASSESSED UPON CONNECTION, APPROX. 1286.04 EST. ASSESSMENT WATER: PORTION PAID, REST TO BE ASSESSED UPON CONNECTION

ALTA/ACSM LAND TITLE SURVEY
SEE LEGAL DESCRIPTION
LOCATED WITHIN:
NORTHWEST 1/4 SECTION 22, TOWNSHIP 13 NORTH, RANGE 3 WEST,
SEWARD MERIDIAN, ANCHORAGE RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT, ANCHORAGE ALASKA

PROJECT LOCATION:
MUNICIPALITY OF ANCHORAGE
STATE OF ALASKA

ZONE: R-O R-OSL

DATE:	FEBRUARY 27, 2013
SHEET:	2 OF 2
FIELD BOOK:	13-012
DRAWING NAME:	13-012 ALTA
DRAWN:	K3
CHECKED:	KWA
GRID:	SW1436
SCALE:	1" = 30'

5300 "A" Street
Anchorage, Alaska 99518
PHONE: (907) 272-5451
FAX: (907) 272-9065
http://www.LOUNSBURYINC.com