



Fidelity Title Agency

of Alaska, LLC

3150 C. Street, Suite 220
Anchorage, AK 99503
Tel: (907) 277-6601
Fax: (907) 277-6613
fidelitytitleagencyak.com

*A Non-Affiliated
Independent & Locally Owned Company
Where Experience Counts*

OWNER'S CONSULTATION REPORT

ORDER NO: F-243480

PROPERTY: NHN Dennison Court, Fairbanks, AK 99709

Reference: FA.GR.0004

UA Land Management
1815 Bragaw Street #101
Anchorage, AK 99508

Questions regarding this Guarantee should be directed to:
Jared Lance at (907) 770-8656 or jaredl@fidelityak.com



Fidelity Title Agency

of Alaska, LLC

INVOICE

3150 C. Street, Suite 220
Anchorage, AK 99503
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Billed To:

UA Land Management
1815 Bragaw Street #101
Anchorage, AK 99508

Invoice Date: August 5, 2025

Our File Number: F-243480

Reference Number: FA.GR.0004

Customer Name: University of Alaska

Ref:

Please Pay Before: **30 Days**

Property:

NHN Dennison Court, Fairbanks,
AK 99709

Brief Legal: Bunnell Park Sub Ptn3 & 4 Plat 84-179

DESCRIPTION			AMOUNT
Owner's Consultation Report			\$250.00

Please write the order number on all payments to our office and return a copy of this invoice.



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OWNER'S CONSULTATION REPORT

Order No.: F-243480

Fee: \$250.00

Prepared August 5, 2025 for the sole use and benefit of the addressee:

**UA Land Management
1815 Bragaw Street #101
Anchorage, AK 99508**

This report is issued for the use of the addressee set out above. This report sets out ownership and liens, voluntary and involuntary, affecting the following described property, such items being only those items recorded in the records of the recording district where the property is located, and which impart constructive notice:

1. Estate or interest researched:

fee simple

2. Vested owner:

University of Alaska

3. Legal description

Portions 3 and 4, BUNNELL PARK SUBD., according to the official plat thereof, filed under Plat No. 84-179, in the records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

EXCEPTING THEREFROM that portion conveyed to The State of Alaska, Department of Transportation and Public Facilities by deed recorded November 1, 1995 in Book 926, at Page 448.

A search of the public records in the office of the recorder for the Fairbanks Recording District, Fourth Judicial District, State of Alaska, discloses the following matters affecting the title to the property set out herein:

The search and this report are effective only through: July 23, 2025 at 8:00 am

GENERAL EXCEPTIONS

- a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- b) Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
- c) Easements, claims of easement or encumbrances which are not recorded in the public records.
- d) Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
- e) (a) Unpatented mining claims; or (b) water rights, claims or title to water, whether or not the matter excepted under (a) or (b) are shown by the public records.
- f) Any lien, or right to a lien, for services, labor, or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
- g) Rights of the State or federal government and/or public in and to any portion of the land for right of way as established by federal statute RS2477 (AKA 43 USC 932) whether or not such rights are shown by recordings of easements and/or maps in the public records by the State of Alaska showing the general location of these rights of way.

SPECIAL EXCEPTIONS

1. Reservations and exceptions as contained in the United States Patent and/or in Acts authorizing the issuance thereof, said patent was recorded September 29, 1939 in Book 29 at Page 212.
2. Taxes and/or assessments, if any, due the Fairbanks North Star Borough.
3. Easement(s) as delineated on the plat of BUNNELL PARK SUBD., Plat No. 84-179.
4. Covenants and notes as shown on the plat of BUNNELL PARK SUBD., Plat No. 84-179.
5. Rights of the Public and/or governmental agencies, in and to any portion of said land included within the boundaries of any trails, streets, roads or highways.

NOTE: We find the following Deeds recorded within the last 24 months:

None

The last Deed of record was recorded September 18, 2006 under Reception No. 2006-023711-0.

This report is limited to the benefit of the addressee solely for the researching the condition of title as of the effective date set out above and cannot be used as a basis for the completion or closing of any transaction involving this property.

The liability of Fidelity Title Agency of Alaska under this report for any error or omission, including any negligence on the part of Fidelity Title Agency of Alaska is limited to \$250.00 which is the amount of the fees received. Further, by state regulation, the fees paid will not be applicable to any title insurance policies subsequently issued involving this property.

This report is **not** a title insurance commitment, policy or guaranty.

Effective Date July 23, 2025 at 8:00 am

Prepared by:

Fidelity Title Agency of Alaska, LLC



Jared Lance

Enclosures: Invoice
 Vesting Deed
 Liens (voluntary or involuntary)
 Recorded Plat

2006-023711-0

Recording Dist: 401 - Fairbanks

9/18/2006 10:21 AM Pages: 1 of 1

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L
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K
A



Filed for Record at Request of:
Yukon Title Company, Inc.

CC

AFTER RECORDING MAIL TO:

Name University of Alaska
Address 3890 University Lake Drive, Suite 103
City, State Zip Anchorage, AK 99508-0000

Escrow Number: Y47526E

Statutory Warranty Deed

THE GRANTOR ANP, LLC., a corporation

Address: PO Box 98805, Des Moines, WA 98198
for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to
University of Alaska

the following described real estate, situated in the Fairbanks Recording District, Fourth Judicial District, State of Alaska:

Lots 5A and 6A and Portion No. 3 and Portion No. 4 of BUNNELL PARK
SUBDIVISION, according to the replat filed August 21, 1984 as Plat Number 84-179; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska;

EXCEPTING FROM PORTION NO. 3 above, that property conveyed to the State of Alaska, Department of Transportation and Public Facilities by Corporate Warranty Deed recorded November 1, 1995 in Book 926 at Page 448.

SUBJECT TO: Reservations and exceptions as contained in the U.S. Patent; Notes; Easements of record; College Utilities sewer assessment.

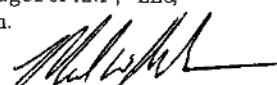
Dated this 15 day of September, 2006

Its:
ANP, LLC.

BY: Ronald F. Cosgrave
Ronald F. Cosgrave, Executive Manager

STATE OF Washington)
_____King JUDICIAL DISTRICT or COUNTY) ss.

The foregoing instrument was acknowledged before me this 15th day of September, 2006, by
Ronald F. Cosgrave, the Executive Manager of ANP, LLC,
a ALASKA corporation, on behalf of the corporation.


Notary Public in and for the State of Washington
My Commission Expires: 10-12-07

MICHAEL W. SHIMASAKI
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-12-07

wealth and county, the within named N. W. RICE and GEORGE MIXTER, each to me personally known to be the identical individual described in and who signed the foregoing instrument, who, being by me each duly sworn, did say that they are respectively President and Secretary of the United States Smelting Refining and Mining Company, and that the seal affixed to said instrument is the corporate seal of said corporation, and each acknowledged to me that he, duly authorized so to do, executed said instrument for said United States Smelting Refining and Mining Company as its free and voluntary act and deed for the uses and purposes therein set forth.

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

Philip E. Coyle
Notary Public in and for the COMMONWEALTH OF MASSACHUSETTS, COUNTY OF
SUFFOLK.
(SEAL) My commission expires Sept 15-1940

Filed for record: Sept. 28, 1939 at 20 min. past 2 P.M. William N. Growden, RECORDER
By Emma de la Vergne, DEPUTY

84694.

Fairbanks 01103 The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Register of the Land Office at Fairbanks, Alaska, has been deposited in the General Land Office, whereby it appears that, pursuant to the Act of Congress of May 20, 1862, "To Secure Homesteads to Actual Settlers on the Public Domain," and the acts supplemental thereto, the claim of Jule Bert Loftus has been established and duly consummated, in conformity to law, for the northeast quarter of the northeast quarter, the west half of the northeast quarter and the Lot one of Section twelve in Township one south of Range two west of the Fairbanks Meridian, Alaska, containing one hundred seventy-two acres and forty hundredths of an acre, according to the Official Plat of the Survey of the said land, on file in the GENERAL LAND OFFICE:

NOW KNOW YE, That there is, therefore, granted by the UNITED STATES unto the said claimant the tract of land above described; TO HAVE AND TO HOLD the said tract of land, with the appurtenances thereof, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States. And there is also reserved to the United States, a right of way for the construction of railroads, telegraph and telephone lines in accordance with the Act of March 12, 1914 (38 Stat. 305).

IN TESTIMONY WHEREOF, I, Calvin Coolidge, President of the United States of America, have caused these letters to be made Patent, and the seal of the General Land Office to be hereunto affixed.

GIVEN under my hand, at the City of Washington, the TWENTY-THIRD day of OCTOBER in the year of our Lord one thousand nine hundred and TWENTY-EIGHT and of the Independence of the United States the one hundred and FIFTY-THIRD

By the President: Calvin Coolidge
(UNITED STATES GENERAL LAND OFFICE SEAL) By Viola B. Pugh, Secretary
M. P. Le Roy
Recorder of the General Land Office.

RECORDED: Patent Number 1020157

Filed for record: Sep. 28, 1939 at 30 min. past 1 P.M. William N. Growden, RECORDER
By Emma de la Vergne, DEPUTY

BK0926 PG 448

CORPORATE WARRANTY DEED

THE GRANTOR, ALASKA NORTHWEST PROPERTIES, INC., P.O. Box 68934, Seattle, Washington 98168, for and in consideration of FIFTY-ONE THOUSAND AND 00/100 DOLLARS (\$51,000.00), in hand paid, conveys and warrants to the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, Right of Way Section, 2301 Peger Road, Mail Stop 2553, Fairbanks, Alaska 99709-5399, the following described real estate, located in the State of Alaska, to wit:

A part of Portion No. 3, Bunnell Park Subdivision, according to the plat filed August 21, 1984 as Instrument No. 84-179, located in Section 12, Township 1 South Range 2 West, Fairbanks Meridian, Fairbanks Recording District, Fourth Judicial District, State of Alaska; and being more particularly described as follows:

Beginning at the Northwesterly corner of said Portion No. 3, at the intersection of the southerly right of way of Geist Road and the easterly right of way of the Parks Highway, thence S 01° 45'01" W along the westerly boundary of Portion No. 3 a distance of 77.22 feet to a point of curvature, from which a radius point bears S 13° 39'09" E a distance of 2033.50 feet;

Thence in a generally northeasterly direction on a curve to the right, said curve having a delta angle of 15° 01'10", a radius of 2033.50 feet and a tangent of 268.07 feet; an arc length of 533.06 feet to a P.T. on the northerly boundary of Portion No. 3;

Thence N 87° 47'24" W along the northerly boundary of Portion No. 3 a distance of 526.51 feet to the Point of Beginning.

Delineated as to said tract of land on the plat attached hereto and made a part hereof as pages 3, 4 and 5 of this instrument and designated as:

Parcel No. 14

said parcel containing 14,142 square feet, more or less, in addition to existing right of way, is hereby conveyed to the State of Alaska, Department of Transportation and Public Facilities.

This property is acquired to enable the State of Alaska to construct and maintain a public highway, known as Alaska Project No. I-0A4-5(7)/63538, commonly referred to as the Parks-Chena Ridge Interchange, as a controlled access facility in accordance with Alaska Statutes 19.20.020 – 19.20.070. Included in the acquisition of the above described property is a fee simple interest together with all easements or any rights of ingress or egress to, from, or across the controlled access facility, to or from the remaining property of which the above described property was a part.

Dated this 11th day of October, 1995.

ATTEST:

NORTHWEST
ALASKA ~~GENERAL~~ PROPERTIES, INC.

By: _____

By: Mike Shimasaki - President

MIKE SHIMASAKI, PRESIDENT

Project No. I-0A4-5(7)/63538
Parks/Chena Ridge Interchange
Parcel No. 14

State Business

Page 1 of 5

25A-105 (R 3/80)

BK0926PG449

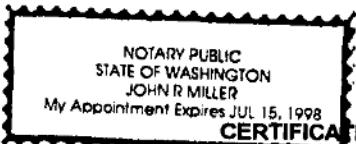
CORPORATE ACKNOWLEDGEMENT

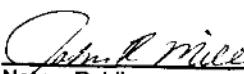
STATE OF ~~Alaska~~ WASHINGTON)
COUNTY OF KING) ss
~~ANCHORAGE DISTRICT~~)

ON THIS 11th day of October, 19 95, before me, the undersigned, a Notary Public in and for the said State, personally appeared Michael W. Shimkus and John R. Miller, respectively, President, and Secretary of Alaska Northwest Properties Inc., a company, known to me to be the identical individuals who executed the foregoing instrument and they acknowledged to me that they executed the same as the free and voluntary act of said company, with full authority so to do and with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this day and year above written.

(SEAL)




John R. Miller
Notary Public
My Commission Expires: 7/15/98

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, Grantee herein, acting by and through its Commissioners, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof:

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of October, 19 95.

DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

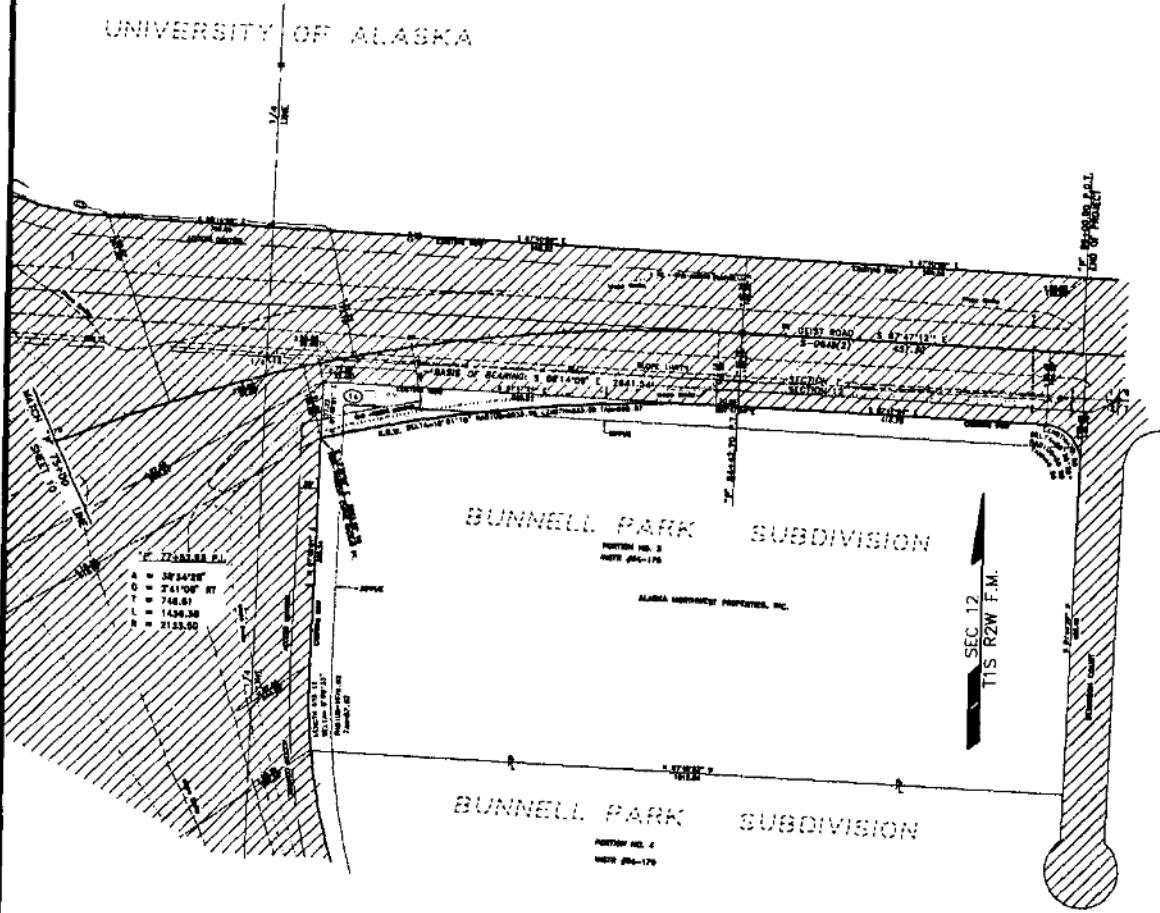
By: 

For the Commissioner

Right of Way Section
2301 Peger Road, Mail Stop 2553
Fairbanks, Alaska 99709-5399

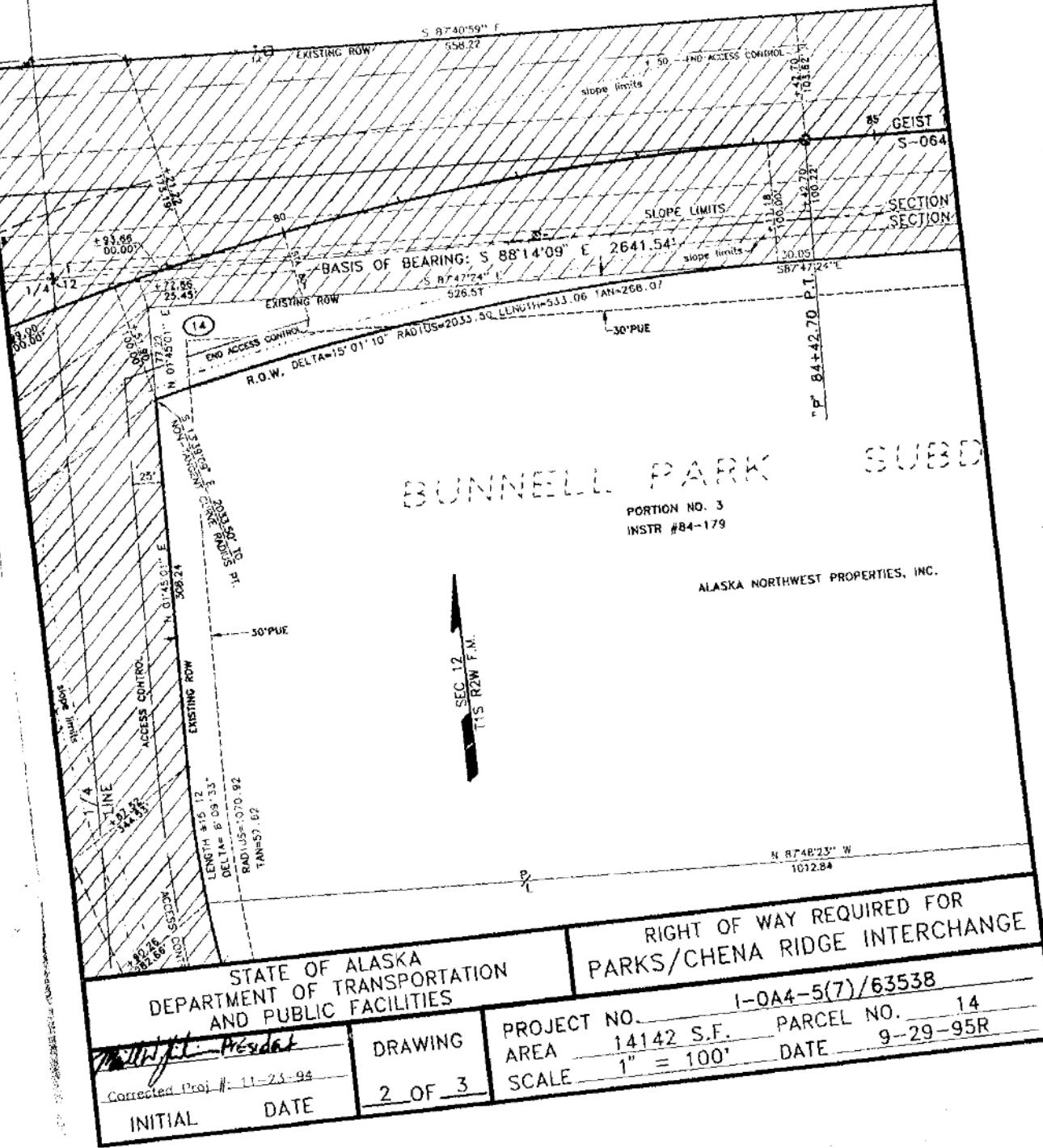
BK0926PG450

UNIVERSITY OF ALASKA



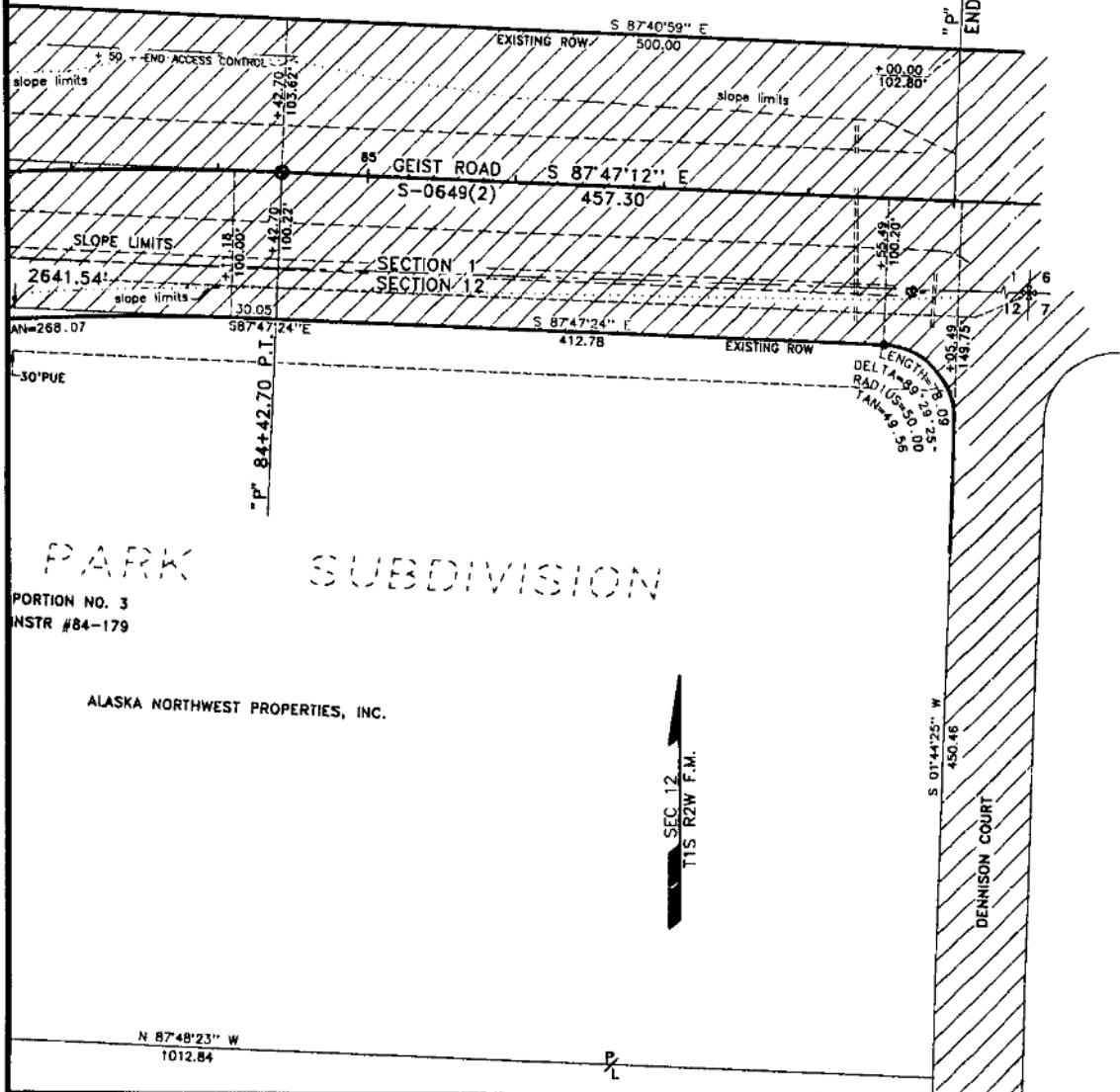
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY REQUIRED FOR PARKS/CHENA RIDGE INTERCHANGE	
<i>W. B. Johnson - President</i> Corrected Proj. # 11-23-94	DRAWING	PROJECT NO.	1-0A4-5(7)/63538
INITIAL	DATE	AREA	14142 S.F. PARCEL NO. 14
		SCALE	1" = 200' DATE 9-29-95R

BK0926PG451



BK0926PG452

"P" 89+00.00 P.O.T.
END OF PROJECT



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY REQUIRED FOR PARKS/CHENA RIDGE INTERCHANGE	
<i>Malyn P. Prasad</i> Corrected Proj. #: 11-23-94	DRAWING INITIAL DATE 3 OF 3	PROJECT NO. I-0A4-5(7)/63538 AREA 14142 S.F. PARCEL NO. 14 SCALE 1" = 100' DATE 9-29-95R	

BK0926 PG 453

**CORPORATE RESOLUTION OF
ALASKA NORTHWEST PROPERTIES INC.**

At the meeting of the Board of directors of Alaska Northwest Properties Inc. held on September 4, 1995 at Seattle, Washington, it was voted by the directors that the Company sell the real property, a part of Portion No. 3, Bunnell Park Subdivision, Fairbanks, Alaska, specifically located at:

A part of Portion No. 3, Bunnell Park Subdivision, according to the plat filed August 21, 1984 as Instrument No. 84-179, located in Section 12, Township 1 South Range 2 West, Fairbanks Meridian, Fairbanks Recording District, Fourth Judicial District, State of Alaska; and being more particularly described as follows:

Beginning at the Northwesterly corner of said Portion No. 3, at the intersection of the southerly right of way of Geist Road and the easterly right of way of the Parks Highway, thence S 01°45'01" W along the westerly boundary of Portion No. 3 a distance of 77.22 feet to a point of curvature, from which a radius point bears S 13°39'09" E a distance of 2033.50 feet;

Thence in a generally northeasterly direction on a curve to the right, said curve having a delta angle of 15°01'10", a radius of 2033.50 feet and a tangent of 268.07 feet; an arc length of 533.06 feet to a P.T. on the northerly boundary of Portion No. 3;

Thence N 87°47'24" W along the northerly boundary of Portion No. 3 a distance of 526.51 feet to the Point of Beginning.

IT IS HEREBY RESOLVED that Michael W. Shimasaki is authorized to act on behalf of the corporation to sell the aforementioned real property and he is further authorized to sign and execute any and all documents necessary to complete such sale.

Dated: September 4, 1995.
Seattle, Washington



ON BEHALF OF THE DIRECTORS:

Ronald F. Cosgrave
Ronald F. Cosgrave
Chairman

Michael K. Chung
Michael K. Chung
Corporate Secretary

AFTER RECORDING HOLD FOR:
DOT & PF
RIGHT OF WAY SECTION
2301 PEGER ROAD, MS 2553
FAIRBANKS, AK 99709-5316
ATTN: *Doss*

BK0926 PG454

95-20518
N/C
1cc

FAIRBANKS REC. DISTRICT
REQUESTED BY AS/DAT

'95 NOV 1 PM 12 54