



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-243481

PROPERTY: NHN Loftus Road, Fairbanks, AK 99709

Reference: FA.GR.0003

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

INVOICE**Fidelity Title Agency**
of Alaska, LLC

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 6, 2025**Our File Number:** F-243481**Reference Number:** FA.GR.0003**Customer Name:** University of Alaska**Ref:****Please Pay Before:** 30 Days**Property:**

NHN Loftus Road, Fairbanks, AK
99709

Brief Legal: Otto Geist Sub L3 Plat 87-67

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-243481

Fee: \$250.00

Prepared August 6, 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

Lot 3, OTTO GEIST SUBDIVISION, according to the official plat thereof, filed under Plat No. 87-67, 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 February 25, 1974 in Book 42, at Page 902.

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 24, 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 April 25, 1963 in Book 152 at Page 97.
- 2. Taxes and/or assessments, if any, due the Fairbanks North Star Borough.
- 3. Agreement and Easement, including terms and provisions thereof, for the purpose set out therein:
In Favor of: College Utilities Corporation
For: Sewage treatment facilities
Recorded: January 2, 1970
Book: 33 at Page: 63
Affects: Blanket easement

4. Agreement and Easement for electrical transmission and/or telephone distribution, telecommunication purposes and incidental purposes, including terms and provisions thereof:
Granted To: Golden Valley Electric Association, Inc.
Recorded: July 2, 1970
Book: 246 at Page: 304
Affects: South 140 feet of underlying Government Lot 1
5. Agreement and Easement, including terms and provisions thereof, for the purpose set out therein:
In Favor of: College Utilities Corporation
For: Water treatment and distribution
Recorded: August 1, 1977
Book: 78 at Page: 754
Affects: See instrument for exact location
6. Easement(s) as delineated on the plat of OTTO GEIST SUBDIVISION, Plat No. 87-67.
7. Covenants and notes as shown on the plat of OTTO GEIST SUBDIVISION, Plat No. 87-67.

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

None

The last Deed of record was recorded September 2, 1987 in Book 541 at Page 858.

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 24, 2025 at 8:00 am

Prepared by:

Fidelity Title Agency of Alaska, LLC

A handwritten signature in black ink, appearing to read 'Jared Lance', written over a horizontal line.

Jared Lance

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

QUITCLAIM DEED

THE GRANTOR, Alaska Northwest Properties Inc., an Alaska corporation, on behalf of itself and as successor-in-interest to Alaska General Properties Inc., an Alaska corporation, for and in consideration of Ten Dollars (\$10.00) conveys and quitclaims to The University of Alaska, c/o The Statewide Office of Land Management, 3354 College Road, Fairbanks, Alaska 99709, the following described leasehold interest in real estate, situated in the Fairbanks Recording District, Judicial District, State of Alaska, together with all after acquired title of the grantor therein:

Lot One (1), Section Seven (7), Township 1 South, Range 1 West, Fairbanks Meridian, containing 28 acres, according to the official plat of the survey of said land on file with the Bureau of Land Management, excepting therefrom property described in Exhibit "A" which is hereby incorporated by reference.

Dated July 31, 1987

Alaska Northwest Properties Inc.

By Ronald F. Cosgrave
 Ronald F. Cosgrave
 President

By Rick D. Young
 Rick D. Young
 Secretary

STATE OF WASHINGTON)
) ss.
 County of King)

On this 31st day of July, 1987, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Ronald F. Cosgrave and Rick D. Young to me known to be the President and Secretary, respectively, of Alaska Northwest Properties Inc. the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that Rick D. Young authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and first written above.

Michael W. Johnson
 Notary Public in and for the State of Washington,
 residing at P.O. Box 68934, Seattle, WA 98168

My appointment expires 10-12-87.

EXHIBIT "A"

Commencing at the section corner common to Sections 6 and 7, T1S, R1W, F.M. and Sections 1 and 12, T1S, R2W, F.M., proceed easterly along the section line common to Sections 6 & 7, T1S, R1W, F.M. to its point of intersection with the east boundary line of Govt. Lot 1, Sec. 7, T1S, R1W, F.M.; thence proceed S00°09'15"E a distance of 282.60 feet to a point on the east boundary line of said Govt. Lot 1 which is on the southerly mean high water line of Deadman Slough and the True Point of Beginning; thence proceed S00°09'15"E a distance of 350.04 feet to a point; thence proceed S59°33'46"W a distance of 895.12 feet to a point; thence proceed N89°59'14"W a distance of 142.22 feet to a point on the west boundary line of Govt. Lot 1 and the section line common to Sec. 7, T1S, R1W, F.M. and Sec. 12, T1S, R2W, F.M.; thence proceed N00°00'00"E along said section line a distance of 169.58 feet to a point; thence proceed S89°59'14"E a distance of 33 feet to a point; thence proceed N79°08'25"E a distance of 25.53 feet to a point; thence proceed N67°44'19"E a distance of 61.78 feet to a point; thence proceed N56°58'45"E a distance of 53.63 feet to a point; thence proceed N50°30'13"E a distance of 62.03 feet to a point; thence proceed N21°44'40"E a distance of 142.05 feet to a point; thence proceed N16°09'39"E a distance of 82.09 feet to a point; thence proceed N05°03'01"E a distance of 95.64 feet to a point; thence proceed N39°00'24"E a distance of 54.06 feet to a point; thence proceed N33°37'56"E a distance of 60.18 feet to a point; thence proceed N64°58'32"E a distance of 50.94 feet to a point; thence proceed N72°18'21"E a distance of 40.17 feet to a point; thence proceed N78°39'48"E a distance of 46.07 feet to a point; thence proceed N69°36'36"E a distance of 49.77 feet to a point; thence proceed N66°14'07"E a distance of 45.15 feet to a point; thence proceed N68°46'30"E a distance of 48.78 feet to a point; thence proceed N77°19'01"E a distance of 61.46 feet to a point; thence proceed N74°01'44"E a distance of 46.81 feet to a point; thence proceed N82°50'11"E a distance of 51.76 feet to a point; thence proceed N88°20'07"E a distance of 44.61 feet to a point; thence proceed N89°30'01"E a distance of 48.72 feet to a point; thence proceed N79°52'01"E a distance of 51.86 feet to a point and the True Point of Beginning.

Containing 359,334 S.F.
8.25 acres.

Return to:

MARTIN EPSTEIN UVA 3354 CONCORD FBKS 99 109

87-18488

13 -

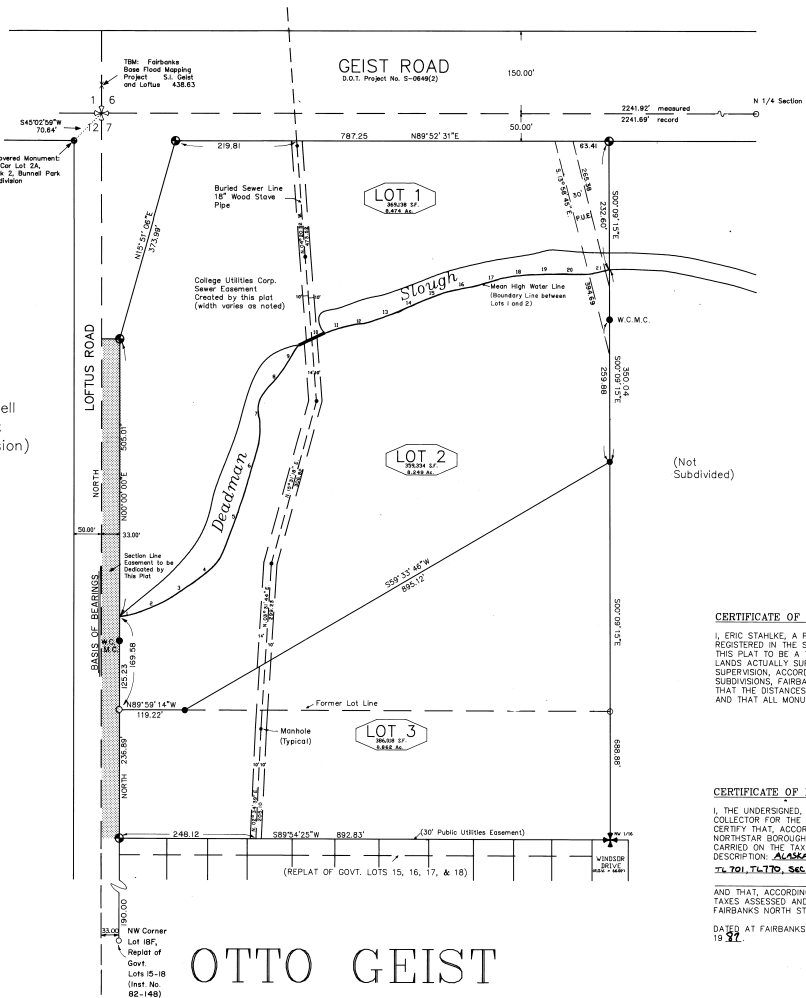
INDEXED & FILED
FAIRFAX REC.
DISTRICT

SEP 2 11 24 AM '87

REQUESTED BY Martin Epstein

ADDRESS 510639

(Bunnell
Park
Subdivision)



GENERAL NOTES

1. This property is relatively flat and is at an elevation of approximately 430 feet M.S.L.
 2. This subdivision contains primarily Salchaket soils except for the east half of Lot 1 which contains Tanana soils, according to the USDA Soil Survey of the Fairbanks Area, Alaska, Series 1959, No. 25.
 3. All lots will be served by College Utilities' underground sewer and water facilities.
 4. This property has been determined, in whole or in part to be located within Flood Zone A, a flood hazard area as identified by the Federal Emergency Management Agency. All development shall be required to comply with Federal Regulations and Title 15 of the Borough Code. Any construction or substantial improvement to a structure in the flood hazard zone (flood zone A) requires a flood plain permit from the Fairbanks North Star Borough.
 5. The base flood elevation for this area is 432.1 feet as determined from method "F" of "Methods of Determination of Base Flood Elevations" and data from the USGS Publication HA-294 "Flood of August 1967 at Fairbanks, Alaska" by interpolation of nearby flood stations.
- The total acreage included in this subdivision, less rights of way to be dedicated, is 25.58 acres.

EASEMENT NOTES

1. The utility companies shall have a 32' radius key easement of each pole location, as necessary, for supportive devices.
2. The utility companies shall have the right to remove any dead, weak, overhanging or otherwise dangerous trees adjacent to or in the vicinity of the easement. Such trees shall be identified by the utility company.

CERTIFICATE OF CORPORATE OWNERSHIP AND DEDICATION

I, ERIC STAHKE, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, DO HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, ACCORDING TO THE STANDARDS OF TITLE 17, SUBDIVISIONS, FAIRBANKS NORTH STAR BOROUGH CODE, AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL MONUMENTS REQUIRED HAVE BEEN SET.

DATE: 6/28, 1987
BY: University of Alaska
CORPORATE OWNER
BY: Eric Stahke
CORPORATION'S AGENT

THE NOTARY'S ACKNOWLEDGEMENT:
UNITED STATES OF AMERICA
STATE OF ALASKA)
JSS

THIS IS TO CERTIFY THAT ON THIS 28th DAY OF June, 1987, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Martin Easton TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL MENTIONED AND WHO EXECUTED THE WITHIN PLAT, AND HE ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED IN HIS CAPACITY AS Corporate Property OF SAID CORPORATION OWNER AND THAT AT THE TIME HE PRESENTED THIS PLAT HE WAS CLOAKED WITH THE POWER AND AUTHORITY TO SIGN THIS PLAT ON BEHALF OF SAID CORPORATION, WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF Alaska
MY COMMISSION EXPIRES July 2, 1990

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, ERIC STAHKE, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, DO HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, ACCORDING TO THE STANDARDS OF TITLE 17, SUBDIVISIONS, FAIRBANKS NORTH STAR BOROUGH CODE, AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL MONUMENTS REQUIRED HAVE BEEN SET.

REGISTRATION NO. 6945



CERTIFICATE OF PAYMENT OF TAXES

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED TAX COLLECTOR FOR THE FAIRBANKS NORTH STAR BOROUGH, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE FAIRBANKS NORTHSTAR BOROUGH, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF UNIVERSITY OF ALASKA ALASKA MERCHANTS TRUST INC. CLEAVE 74, 70, 71, 72, SEC 7, T1S, R1W, FM

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AND DUE AGAINST SAID LAND AND IN FAVOR OF THE FAIRBANKS NORTH STAR BOROUGH, ARE PAID IN FULL.

DATED AT FAIRBANKS, ALASKA, THIS 30th DAY OF July, 19 87.

Curt Hittman
TAX COLLECTOR
FAIRBANKS NORTH STAR BOROUGH

CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF TITLE 17, SUBDIVISIONS, OF THE FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCES, AND THAT SAID PLAT HAS BEEN APPROVED ON 6-28-87, 19 87.



William D. Morgan
PLATTING OFFICER
FAIRBANKS NORTH STAR BOROUGH

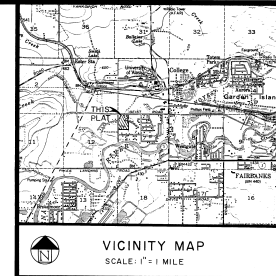


A.D.E.C. APPROVAL

THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH 18 AAC 72-065 AND IS APPROVED BY THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION SUBJECT TO THE FOLLOWING RESTRICTIONS:

William D. Morgan 6-23-87
SIGNATURE/DATE

RECORDER'S COPY



MEANDER TABLE		
LINE #	BEARING	DISTANCE
1	N. 79° 18' 05" E.	25.53
2	N. 07° 44' 19" E.	61.78
3	N. 56° 58' 42" E.	53.63
4	N. 58° 30' 13" E.	60.03
5	N. 81° 44' 48" E.	142.03
6	N. 16° 49' 39" E.	80.09
7	N. 03° 43' 01" E.	95.64
8	N. 39° 18' 14" E.	54.84
9	N. 33° 37' 56" E.	60.18
10	N. 64° 58' 32" E.	50.94
11	N. 78° 18' 21" E.	40.17
12	N. 78° 39' 48" E.	46.07
13	N. 69° 36' 56" E.	49.77
14	N. 66° 14' 37" E.	45.25
15	N. 68° 46' 30" E.	48.78
16	N. 77° 19' 01" E.	61.46
17	N. 74° 01' 44" E.	46.81
18	N. 88° 50' 11" E.	51.76
19	N. 88° 50' 07" E.	44.81
20	S. 89° 30' 01" E.	48.72
21	N. 79° 52' 01" E.	51.03

LEGEND

- Recovered BLM Monument
- Recovered Brass Cap Monument
- Recovered Lot Corner: rebar with cap
- Lot corner set this survey: 30" rebar with cap
- Monument set this survey: 30"x2-0" Bermet Aluminum

FAIRBANKS RECORDING DISTRICT

OTTO GEIST SUBDIVISION
REPLAT OF GOVT. LOT 1
SECTION 7, T1S, R1W F.M.

Design Alaska
Architects • Engineers • Surveyors

601 College Road Fairbanks, Alaska 99701
Telephone 907 452 1241

Owned/Subdivided by:
The University of Alaska
Fairbanks, Alaska 99701

Scale 1"=100'

Date April 4, 1987 Comm.No. 288650
Drawn April 4, 1987
Checked EGS FNSB File No.039-87
Date of Survey January, 1987

Fairbanks 05675

BOOK 152 PAGE 77
Fairbanks Recording District

FAIRBANKS

Serial No. 63-2468

The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, a Certificate of the District Land Office at Fairbanks, Alaska, is now deposited in the Bureau of Land Management, 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 Otto William Geist has been established and duly consummated, in conformity to law, for the following described land:

Fairbanks Meridian, Alaska.

T. 1 S., R. 1 W.,
sec. 7, lot 1.

The area described contains 28 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management.

NOW KNOW YE, That there is, therefore, granted by the UNITED STATES unto the said Otto William Geist the tract of Land above described; TO HAVE AND TO HOLD the said tract of Land, with the appurtenances thereof, unto the said Otto William Geist and to his heirs and assigns 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).

Excepting and reserving, however, to the United States, pursuant to the provisions of the Act of August 1, 1946 (60 Stat. 755), all uranium,

Fairbanks 05673

BOOK 152 PAGE 98
Fairbanks Recording District

thorium or any other material which is or may be determined to be particularly essential to the production of fissionable materials, whether or not of commercial value, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine, and remove the same.

And there is reserved from the lands hereby granted, a right of way thereon for roads, highways, tramways, trails, bridges, and appurtenant easements to be constructed or to be constructed by or under the authority of the United States or of any State created out of the Territory of Alaska in accordance with the Act of July 24, 1947 (61 Stat. 418).

RECORDED ☒ FILED ☐
FAIRBANKS RECORDING DISTRICT
Date APR 25 1963 Time 3:47 P.M.
Requested by TITLE INS. & TRUST CO.
Address P.O. BOX 128
FAIRBANKS, ALASKA

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the FIRST day of DECEMBER in the year of our Lord one thousand nine hundred and FORTY-NINE and of the Independence of the United States the one hundred and SEVENTY-FOURTH.

For the Director, Bureau of Land Management.

By Nellie B. Jeffery
Acting Chief Patent Section

Patent 1127775

Att. McNeely, Mendon, Cammatt²
Att. Grace Schaub

WHEREAS, COLLEGE UTILITIES CORPORATION, an Alaska Corporation, hereinafter referred to as CUC, operates and maintains a sewage treatment plant in and about the College, Alaska, area; and

WHEREAS, Northern Alaska Development Corporation is the owner or possessor, hereinafter referred to as "Owner", of properties in the said area and desires to have sewage facilities and to receive sewage services to its properties and is agreed to abide by the rules and regulations presently and hereinafter enacted by CUC;

NOW THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

1. CUC agrees to continue to operate and maintain its sewage treatment facility and to receive, treat and dispose of all sewage from the property described below. In furtherance of this, CUC is agreed to cause to be constructed or installed necessary sewage lines to connect said property to CUC's sewage plant, and to continue to maintain and repair such lines between said plant and the property line of the described property during the life of this agreement.

2. Owner shall pay as a contribution to the capital of the said CUC to aid it in necessary construction and installation of said connecting lines, or any additions to the said sewage facility, the sum of 6¢ per square foot of area being served, it being mutually agreed that the area being served consists of 1,219,513 square feet, more particularly described as follows:

U. S. Government Lot One, Section Seven, Township One South, Range One West, Fairbanks Meridian, Alaska.

The total contribution to be paid is \$ 73,170.78, which sum shall be paid in cash, receipt of which is hereby acknowledged.

3. CUC agrees to install and construct on or before N/A (presently served).

4. Owner is further agreed that CUC shall have a continuing easement consisting of ten (10) feet extending at right angles from each side of the center of all pipe laid by CUC on any of owners property, and it is mutually agreed that on the demand of CUC, a formal easement shall be executed by owner to CUC at such time or times as it may demand.

5. Owner hereby grants CUC that right of ingress and egress on all of its properties at all reasonable times for the installation, maintenance, use and operation, repair and renewal and the final removal of any pipe or other facilities of CUC.

6. This agreement between the parties hereto shall be binding on all assigns, successors, or future parties in interest of either party, and in the event of the taking or containing of CUC by any public agency or political subdivision, this contract shall continue to be in full force and effect.

Dated this 30th day of December, 19 69.

College Utilities Corp.

by George E. Gordon

Robert H. Bettsworth

STATE OF ALASKA
FOURTH JUDICIAL DISTRICT

NORTHERN ALASKA DEVELOPMENT CORPORATION

Bruce R. Kennedy

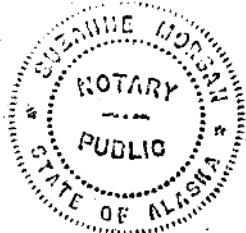
President

Owner

Secretary-Treasurer

THIS IS TO CERTIFY that on this 30th day of December, 19 69, before me, a Notary Public in and for the State of Alaska, duly sworn and commissioned as such, personally appeared George E. Gordon, Bruce R. Kennedy, Robert H. Bettsworth, Keith Kennedy known to me to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the same, each for herself or himself, and not one for the other, for the uses and purposes therein set forth.

WITNESS my hand and notarial seal on the day and year above written.



RECORDED
FAIRBANKS RECORDING DISTRICT
JAN 2 1970
Requested by College Utilities Corp

Suzanne Morgan
Notary Public in and for Alaska
My commission expires 11-12-73

BOOK 246 PAGE 304
Fairbanks Recording District
GOLDEN VALLEY ELECTRIC ASSOCIATION, INC.
FAIRBANKS, ALASKA
EASEMENT

FAIRBANKS

Serial No. 70-6698

The undersigned, ALASKA CONTINENTAL DEVELOPMENT CORPORATION - - -
- - - - - of College

Alaska, hereby grant, bargain, sell and convey unto GOLDEN VALLEY ELECTRIC ASSOCIATION, INC., an Alaska cooperative corporation, and to its licensees, successors and assigns, for one dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, a right of way and easement for the erection and continued operation, maintenance, repair, alteration, inspection and replacement of the electric transmission and distribution lines of said grantee, attached to poles or other supports, together with guys, crossarms, and other attachments and incidental equipment thereon, including other circuits on the same poles, and appurtenances over, on and across the following premises, belonging to the grantor, in the Fairbanks Recording District, State of Alaska, to-wit:

The south 140 feet of Lot 1, Section 7, Township 1
South, Range 1 West, Fairbanks Meridian, containing
three acres, more or less.

Together with all rights of ingress and egress necessary for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including the right from time to time to control, cut, trim, and remove trees, brush, overhanging branches, and other obstructions which may injure or interfere with the grantee's use, occupation, or enjoyment of this easement and the operation, maintenance, and repair of grantee's electrical system.

TO HAVE AND TO HOLD said easement, together with the appurtenances and privileges thereunto incident unto said grantee, its successors and assigns, forever.

Executed and delivered this 18th day of June, 1970.

ALASKA CONTINENTAL DEVELOPMENT CORPORATION

Attest:

President

(Seal)

Secretary

RECORDED

FILED

FAIRBANKS RECORDING DISTRICT

Date JUL 28 1970

Time 8:08 AM

Requested by D.O.Z.A.

Address Box 1249

Alaska

ACKNOWLEDGEMENT OF CORPORATE

STATE OF ALASKA)

) ss.

Fourth Division)

On this 18th day of June, 1970, before me, the undersigned, a Notary Public

in and for the said State, personally appeared Bruce R. Kennedy, President xxx

xxx of Alaska Continental Development Corporation known to me to be the identical individual who executed the foregoing instrument and they acknowledged to me that they executed the same as their free voluntary act and deed, 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 the day and year above written.

My Commission expires 11-12-73

on the 18th day of June, 1970

Notary Public

AGREEMENT

BOOK 78 PAGE 254
Fairbanks Recording Dist.

WHEREAS, COLLEGE UTILITIES CORPORATION an Alaska Corporation hereinafter referred to as CUC, operates and maintains a water treatment and distribution system in and about the College Alaska, area and

WHEREAS, Alaska Airlines Property Div is the owner or possessor hereinafter referred to as "Owner" of properties in the said area and desires to have water facilities and to receive water service to their properties and is agreed to abide by the rules and regulations presently and hereinafter enacted by CUC

NOW THEREFORE, IT IS HEREBY AGREED AS FOLLOWS

1 CUC agrees to continue to operate and maintain its water treatment and distribution facilities and to provide domestic water to the property described below. In furtherance of this, CUC is agreed to cause to be constructed or installed necessary water lines to connect said property to CUC's water system, and to continue to maintain and repair such lines between said system and the property line of the described property during the life of this agreement.
2 Owner shall pay as a contribution to the capital of the said CUC to aid it in necessary construction and installation of said connecting lines, or any additions to the said water facilities a sum based on the schedule shown below

Offsite 4¢ per square foot
5 acres x 43560 = 217,800 square feet

It being mutually agreed that the area being served consists of 217,800 square feet more particularly described as follows:

A parcel of land described as the SOUTH 235.37 ft. of lot one (1), Section Seven (6), T1S, R1W, F.M. Alaska, more particularly described as follows:

Beginning at the SW corner of said Lot 1, proceed thence due NORTH along the Westerly boundary thereof 235.37 ft.; thence N 89°54' E 925.03 ft. to a point on the Easterly boundary of said Lot 1; thence S 00°09' E to the SE corner thereof; thence S 89°54' W 925.65 feet to the point of beginning, said parcel containing 5.000 acres, more or less.

The total contribution to be paid is \$ 8712.00 which sum shall be paid In Full receipt of which is hereby acknowledged.

3 CUC agrees to install and construct on or before September 15, 1977

4 Owner is further agreed that CUC shall have a continuing easement consisting of ten (10) feet extending at right angles from each side of the center of all mains laid by CUC on any of owners property and it is mutually agreed that on demand of CUC, a formal easement shall be executed by owner to CUC at such time or times as it may demand.

5 Owner hereby grants CUC that right of ingress and egress on all of its properties at all reasonable times for the installation, maintenance, use and operation, repair and renewal and the final removal of any pipe or other facilities of CUC.

6 This agreement between the parties hereto shall be binding on all assigns, successors or future parties in interest of either party and in the event of the taking or conveying of CUC by any public agency or political subdivision, this contract shall continue to be in full force and effect

DATED THIS 25th day of July 19 77

COLLEGE UTILITIES CORPORATION

By: George E. Gordon, President

ALASKA AIRLINES, INC.

By: Bruce R. Kennedy
Senior Vice President/Properties
(OWNERS)

STATE OF WASHINGTON)
County of King)

THIS IS TO CERTIFY that on this 25th day of July 19 77 before me, the undersigned, a Notary Public in and for the state of WA, duly sworn and commissioned as such, personally appeared Bruce R. Kennedy, Sr. VP/Properties known to me to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the same each for himself or himself and not one for the other for the uses and purposes therein set forth

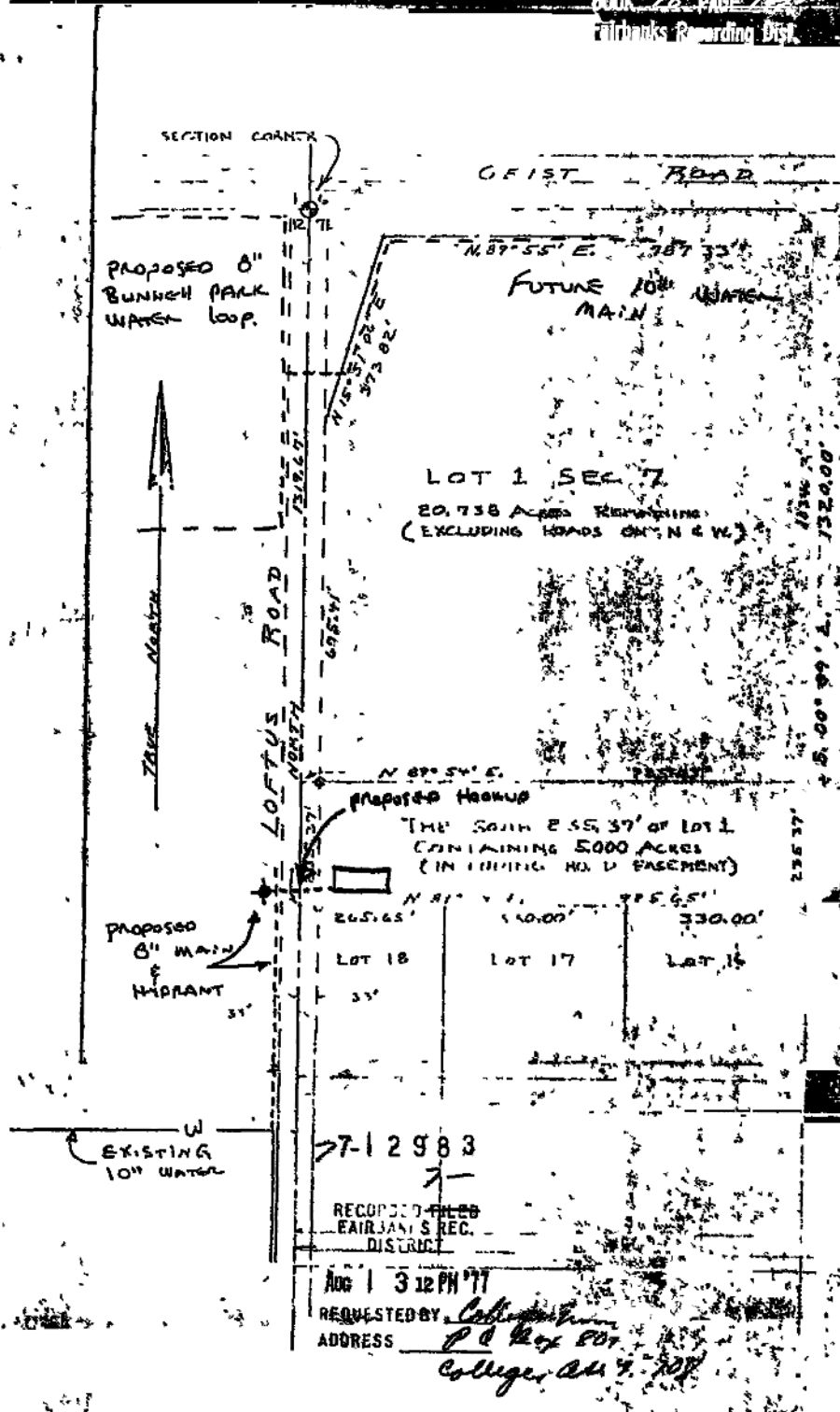
WITNESS my hand and notarial seal on the day and year above written.

Margaret L. Lewis
Notary Public in and for Washington
My Commission Expires April 30, 1980

STATE OF ALASKA)
FOURTH JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 28th day of July 19 77 before me, the undersigned, a Notary Public in and for the State of Alaska, duly sworn and commissioned as such, personally appeared George E. Gordon as President and respectively of COLLEGE UTILITIES CORPORATION an Alaska corporation, known to me and known to be such officers of said corporation, and they acknowledged to me that they executed the foregoing instrument on behalf of said corporation, as such officers thereof, by authority of its board of directors, for uses and purposes therein mentioned as the voluntary act and deed of said corporation.

Barbara Orloff
Notary Public in and for Alaska
My Commission Expires 12-31-80



Don M. Dafoe
BH 243
(R 8/70)

MS

BOOK 42 PAGE 902
Filed for Recording Dist.

STATE OF ALASKA
DEPARTMENT OF HIGHWAYS

EASEMENT

THE GRANTOR UNIVERSITY OF ALASKA

for and in consideration of One Hundred Forty Thousand Eight Hundred and No/100

DOLLARS
in hand paid, do grant unto the STATE OF ALASKA DEPARTMENT OF HIGHWAYS, its successors or assigns a perpetual, full and unrestricted easement and right of way along, over, and across the following described real estate located in the State of Alaska, to wit:

All that part of the following described tract of land

Lot 1, Section 7, T1S, R1W, F.M.
Section 6, T1S, R1W, F.M.
Section 1, T1S, R2W, F.M.

which lies within the easement corridor of the Alaska Highway Project No. S-0649 (2)
defined as it is set forth in the plat attached hereto and made a part hereof at page 2
of this instrument and designated as:

200.466 Acres
said parcel containing 200.466 Acres of land, more or less, in Section 6, T1S, R1W, F.M., is hereby
granted to the State of Alaska

for the purpose of construction and maintenance of a public highway. Should the
said right of way herein granted cease to be used as a public highway and be
thus abandoned by the State of Alaska, its assignees or successors, or the
general public, then and in that event this easement shall cease and all rights
granted herein shall revert to the owner of the fee as soon as the said use
thereof shall be abandoned and discontinued.

And the Grantor hereby covenants with the State of Alaska that Grantor has good title to the
aforesaid premises and covenants that the State of Alaska shall have quiet and peaceable possession thereof,
and shall have a free and unrestricted right to maintain said facilities as long as the highway of which this easement
area is a part, remains a public way

Dated this 8th day of February, 19 74
Don M. Dafoe
Executive Vice President

Project No S-0649 (2)
Parcel No. 2

BOOK 45 PAGE 203
Fairbanks Recording Dist.

ACKNOWLEDGEMENT OF GRANTOR

STATE OF ALASKA

Fourth Judicial Dist

ON THIS 8th day of February, 1974, before me, the undersigned, a Notary Public in and for the said State, personally appeared Van M. Lafor

the Grantor, known to me to be the identical person who executed the foregoing instrument and he acknowledged to me that he signed the same as his free and voluntary act and deed, 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 the day and year above written

My Commission Expires
Notary Public
CONSTANCE J. J. BURKE
State of A. & C.

Constance J. Burke
Notary Public

My commission expires 3-1-77

ACKNOWLEDGEMENT OF GRANTOR

STATE OF ALASKA

ON THIS _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the said State, personally appeared _____

the Grantor, known to me to be the identical person who executed the foregoing instrument and he acknowledged to me that he signed the same as _____ free and voluntary act and deed, 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 the day and year above written

My Commission Expires _____

Notary Public

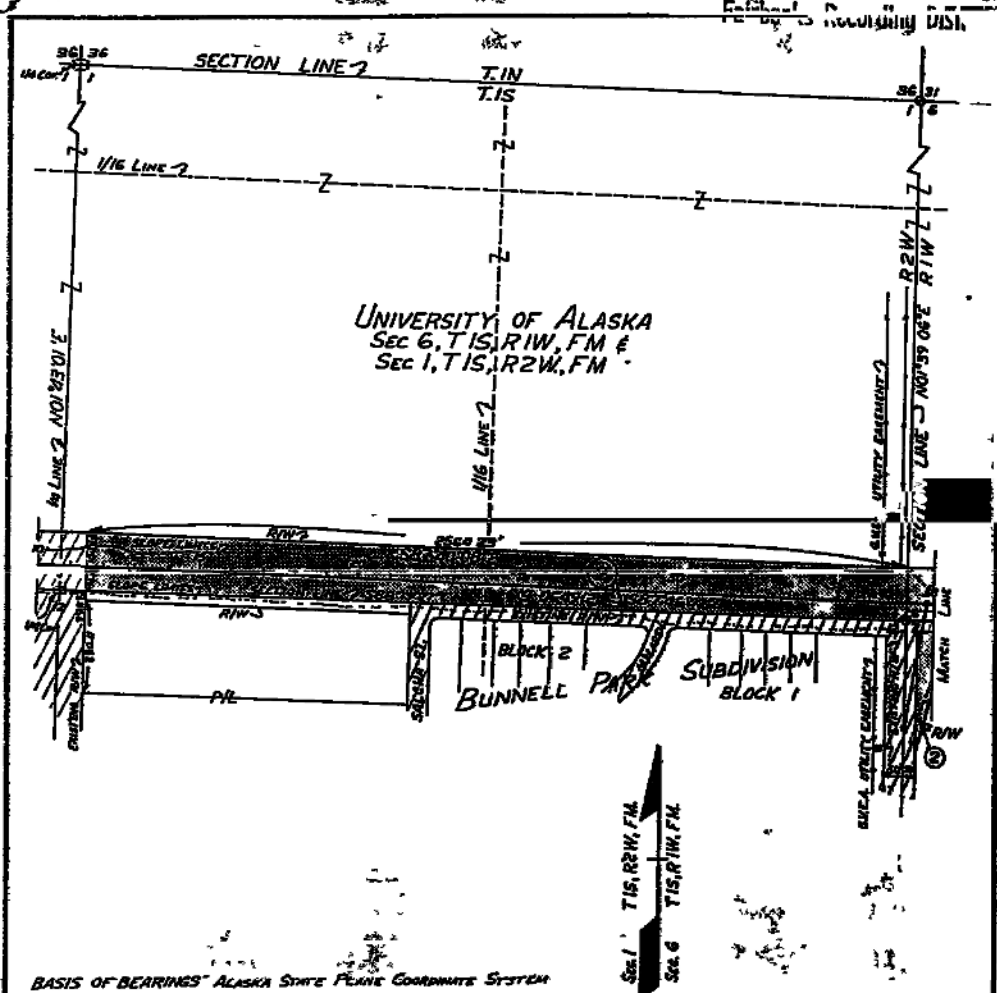
CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the STATE OF ALASKA, DEPARTMENT OF HIGHWAYS, Grantee herein, acting by and through its Commissioner of Highways, 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 14th day of February, 1974

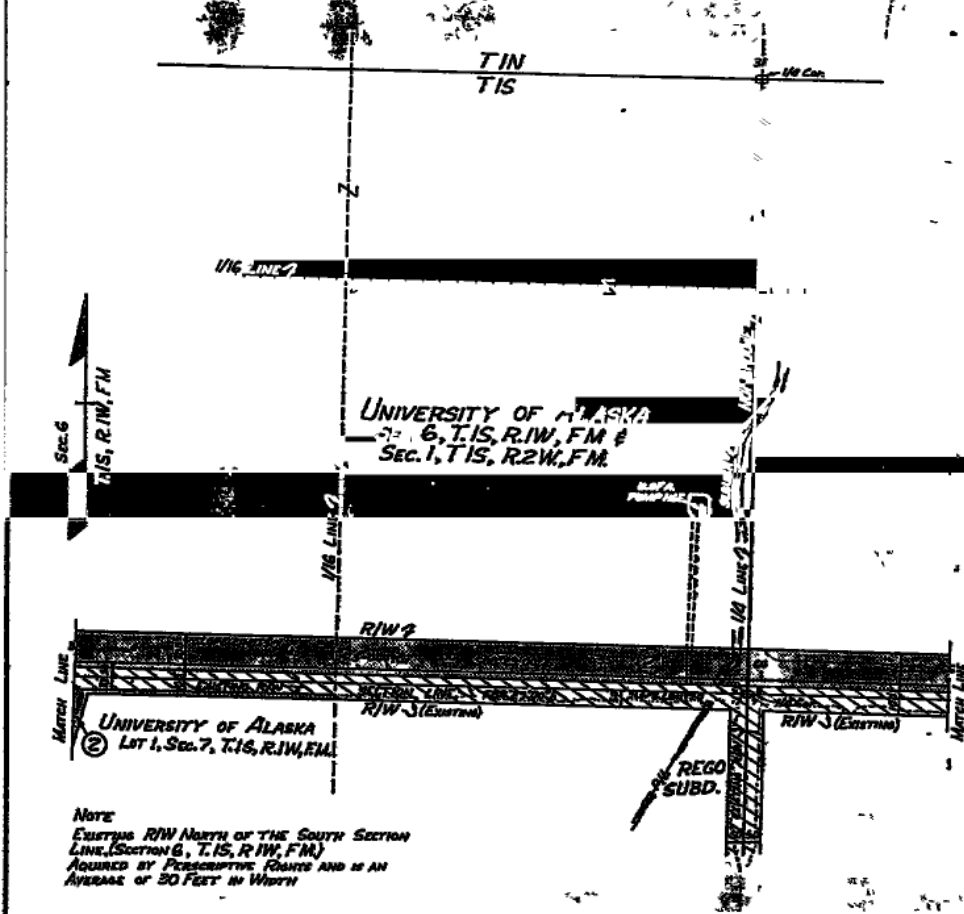
DEPARTMENT OF HIGHWAYS

By *Andy Zahane*
For the Commissioner



Don M. Dafoe Executive Vice President UNIVERSITY OF ALASKA		STATE OF ALASKA DEPARTMENT OF HIGHWAYS	
SIGNATURE _____ DATE _____		PLAT SHOWING RIGHT OF WAY REQUIRED	
ATTACHED TO <u>Easement</u> DATED <u>2/8/74</u>		INTERIOR DISTRICT	AREA <u>23 465 Ac. ±</u>
PAGE <u>2</u> OF <u>4</u>		SCALE <u>1"=400'</u>	PROJECT <u>S-0649(2)</u>
		DWN <u>GLC</u> DATE <u>11-19-73</u>	PARCEL <u>2</u>

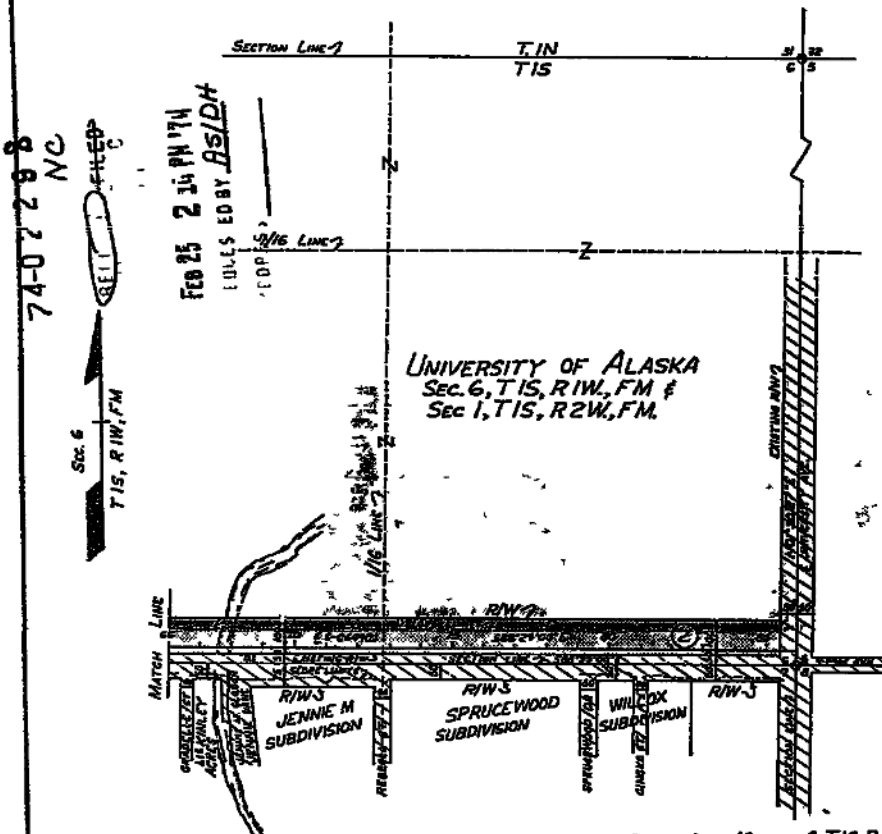
BASIS OF BEARINGS: ALASKA STATE PLANE COORDINATE SYSTEM



Don M. Daffoe Executive Vice President UNIVERSITY OF ALASKA		2/8/74		STATE OF ALASKA DEPARTMENT OF HIGHWAYS	
SIGNATURE		DATE		PLAT SHOWING RIGHT OF WAY REQUIRED	
ATTACHED TO <u>Easement</u> DATED <u>2/8/74</u>		INTERIOR DISTRICT		AREA <u>23 465 Ac.±</u>	
PAGE <u>3</u> OF <u>4</u>		SCALE <u>1"=400'</u>		PROJECT <u>S-0649(2)</u>	
		DWN <u>GLG</u> DATE <u>11-19-73</u>		PARCEL <u>2</u>	

BOOK 42 PAGE 206
Fairbanks Recording Dist.

BASIS OF BEARINGS ALASKA STATE PLANE COORDINATE SYSTEM



NOTE: EXISTING R/W NORTH OF THE SOUTH SECTION LINE, (SECTION 6, T1S, R1W, FM) ACQUIRED BY DESCRIPTIVE RIGHTS AND IS AN AVERAGE OF 30 FEET IN WIDTH

Don M. Daffoe 2/8/74
Executive Vice President
UNIVERSITY OF ALASKA

STATE OF ALASKA
DEPARTMENT OF HIGHWAYS

PLAY SHOWING RIGHT OF WAY REQUIRED

SIGNATURE DATE
ATTACHED TO Easement DATED 2/8/74
PAGE 4 OF 4

INTERIOR DISTRICT
SCALE 1" = 400'
OWN GLG DATE 11-19-73

AREA 23.465 Ac. ±
PROJECT S-0649(2)
PARCEL 2