



Fidelity Title Agency

of Alaska, LLC

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

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

OWNER'S CONSULTATION REPORT

ORDER NO: F-243473

PROPERTY: 2121 N. Keel Way & 1201 N. Stanley Road, Wasilla, AK 99654

Reference: MS.WS.0001

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: July 30, 2025

Our File Number: F-243473

Reference Number: MS.WS.0001

Customer Name

Ref:

Please Pay Before: 30 Days

Property:
2121 N. Keel Way & 1201 N.
Stanley Road, Wasilla, AK 99654

Brief Legal: Lots 4 and 5, Section 6, Township 17 North,
Range 1 West, Seward Meridian, records of
the Fairbanks Recording District, Fourth
Judicial District, State of Alaska.

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-243473

Fee: \$250.00

Prepared July 30, 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:

Board of Regents of the University of Alaska, as trustee for the University of Alaska

3. Legal description

Lots 4 and 5, Section 6, Township 17 North, Range 1 West, Seward Meridian, records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

A search of the public records in the office of the recorder for the Palmer Recording District, Third 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 30, 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 January 30, 1961 in Book 35 at Page 78 and re-recorded March 22, 2006 under Reception No. 2006-007161-0.
2. Taxes and/or assessments, if any, due the Matanuska-Susitna Borough.
3. Covenants, conditions, restrictions and/or easements, including terms and provisions thereof, as contained in instrument set out below:
Recorded: June 1, 1984
Book: 361 at Page: 462

4. Tentative Approval, including terms and provisions thereof:

Recorded: November 18, 2013
Reception No.: 2013-025031-0

NOTE: This document contains reservations "when the lands are patented to the University". This patent was never executed; however, a Quitclaim Deed was recorded June 1, 1984 in Book 361 at Page 462 transferring ownership to the University.

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

None

The last Deed of record was recorded June 1, 1984 in Book 361 at Page 462.

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 30, 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

QUITCLAIM DEED

The Grantor, State of Alaska, pursuant to Sections 2 and 3, Chapter 22, SLA 1983, conveys and quitclaims to the Grantee, Board of Regents of the University of Alaska, as trustee for the University of Alaska, whose mailing address of record is 3354 College Road, Fairbanks, Alaska 99701, the following described real property located in the Palmer Recording District of the State of Alaska:

TOWNSHIP 17 NORTH, RANGE 1 WEST, Seward Meridian, Alaska

SECTION 6: LOTS 4 AND 5.

SECTION 17: NE1/4SW1/4.

SECTION 24: SE1/4SE1/4.

SECTION 28: SW1/4SW1/4.
Subject to: Right-of-Way Permit ADL 24003.

SI/2SE1/4.
Subject to: Right-of-Way Permit ADL 19674.

CONTAINING 274.11 ACRES, MORE OR LESS.

ACCORDING TO THE GLO SURVEY PLAT OF TOWNSHIP NO. 17 NORTH, RANGE NO. 1 WEST OF THE Seward MERIDIAN, ALASKA, APPROVED BY THE U.S. SURVEYOR GENERAL'S OFFICE IN JUNEAU, ALASKA ON FEBRUARY 19, 1915.

All section lines are subject to a fifty foot easement each side of the section line, which is reserved to the State of Alaska for public highways under A.S. 19.10.010.

Excluding therefrom, however, all land underlying any navigable waters, if any, which may be located within the above-described real property; and

Also excluding any interest in land transferred to the Grantor by quitclaim deed dated June 30, 1959, executed by the United States Secretary of Commerce under the authority of the Alaska Omnibus Act, Public Law 86-70 (73 Stat. 141) located within the above described real property; and

Subject to such rights as may be afforded the Grantor under Section 8 of the Act of July 26, 1866, 14 Stat. 253, 43 USCA § 932 (R.S. § 2477) (repealed by Pub. L. 94-579, Title VII, § 706(a), Oct. 21, 1976, 90 Stat. 2793).

The Grantee, by acceptance of this Deed and by separate agreement with the Grantor, has and does agree to provide reasonable access to the public to all navigable and public waters on or adjacent to the above-described real property. The Grantee further agrees that before Grantee develops or conveys any interest in the real property described above, Grantee shall identify and plat such easements or rights of way as may be reasonably necessary to insure free public access to all navigable or public waters on or adjacent to the real property described above and to notify Grantor of their location.

Dated this 30th day of April, 1984.

STATE OF ALASKA

By: Warner T. May
Warner T. May
For Director
Division of Technical Services
Department of Natural Resources

QCD No. 681
ADL No. 214785

STATE OF ALASKA
THIRD JUDICIAL DISTRICT } ss

ACKNOWLEDGMENT

THIS IS TO CERTIFY that on this 30th day of April, 1984, before me appeared Warner T. May, known by me to be the Deputy Director of the Division of Technical Services, Department of Natural Resources, and acknowledged to me that this Quitclaim Deed was voluntarily executed on behalf of the State of Alaska.

Warner T. May
Notary Public in and for Alaska
My Commission Expires: 4-8-87

ACCEPTANCE

Grantee hereby accepts title to the above-described property subject to the obligations set forth in this Deed.

Dated this 16th day of May, 1984.

Herbert C. Lang
Herbert C. Lang
UNIVERSITY OF ALASKA
President of the Board of Regents

STATE OF ALASKA
THIRD JUDICIAL DISTRICT } ss

ACKNOWLEDGMENT

THIS IS TO CERTIFY that on this 16th day of May, 1984, before me, the undersigned Notary Public, in and for the State of Alaska, duly commissioned and sworn as such, personally appeared Herbert C. Lang, known to me to be the President of the Board of Regents of the University of Alaska, a constitutional corporation organized and existing under the laws of the State of Alaska, and who acknowledged to me that he executed the within and foregoing Agreement on behalf of said corporation as the voluntary act and deed of said corporation, for the uses and purposes therein mentioned.

Herbert C. Lang
Notary Public in and for Alaska
My Commission Expires: 4-16-88

84-013739

11-

RECORDED FILED
PALMER REC.
DISTRICT

Page 2 of 2

JUN 1 3 44 PM '84

REQUESTED BY *Deaf A*
ADDRESS *Handicapped*
335 1/2 College Rd
Fairbanks
AK 99701

314589

2006-007161-0

Recording Dist: 311 - Palmer
3/22/2006 11:45 AM Pages: 1 of 2

A
L
A
S
K
A



U.S. Patent 1216234

This conveyance document may have been recorded at a previous time, and if so, the prior recording date takes precedence.

Please record this cover page as the first page of the document. Document should be indexed as follows:

RECORDING DISTRICT: Palmer Recording District #311

DOCUMENT TYPE: Deed

FILE TYPE/NUMBER: UNIV-31

GRANTOR:

1. United States of America
2. Department of the Interior
3. Bureau of Land Management

LEGAL DESCRIPTION:

1. See attached patent.

GRANTEE:

1. State of Alaska
2. Department of Natural Resources
3. Division of Mining Land and Water

AFTER RECORDING RETURN TO:

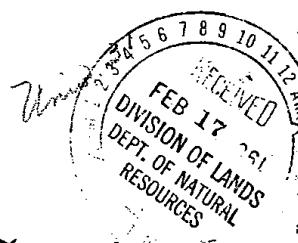
State of Alaska
Department of Natural Resources
Division of Mining, Land & Water
Realty Services/Title Administration
550 W. 7th Avenue, Suite 1050A
Anchorage, AK 99501-3579

STATE BUSINESS NO CHARGE

Index
Anchorage 045304

PALMER 61-155
Serial No.

4-1040
(October 1966)



The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Anchorage, Alaska, is now deposited in the Bureau of Land Management, whereby it appears that pursuant to the grant of lands under the Act of January 21, 1929 (45 Stat. 1091), as supplemented by the Act of July 7, 1958 (72 Stat. 339), the State of Alaska has selected the following described land:

Seward Meridian, Alaska.
T. 17 N., R. 1 W.,
Sec. 6, Lots 4 and 5;
Sec. 17, NE $\frac{1}{4}$ SW $\frac{1}{4}$;
Sec. 24, SE $\frac{1}{4}$ SW $\frac{1}{4}$;
Sec. 28, S $\frac{1}{2}$ SE $\frac{1}{4}$, SW $\frac{1}{2}$ SW $\frac{1}{4}$.

The area described contains 274.11 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 the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the said Acts of Congress, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said State of Alaska, and to its assigns, the tract of Land above described; TO HAVE AND TO HOLD the same; together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said State of Alaska, and to its 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.

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; 48 U.S.C. sec. 305).

This is to certify that this is a true and correct copy as the same appears in the records of the Department of Natural Resources.

Abby M. Poydach
Abby M. Poydach
Department of Natural Resources

Date 3/20/2004

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 TENTH day of JANUARY in the year of our Lord one thousand nine hundred and SIXTY-ONE and of the Independence of the United States the one hundred and EIGHTY-FIFTH.

For the Director, Bureau of Land Management.

By *Ruth W. Valley*
Chief, Patents Section.

RECORDED - FILED	
Palmer REC. DIST.	
DATE	1-30 1961
TIME	1 P.M. mail
Requested by	State of Alaska
Address	340 South 4th Street

1216234

Patent Number



2 of 2
2006-007161-0



Tentative Approval

Please record this cover page as the first page of the document. Document should be indexed as follows:

RECORDING DISTRICT: Palmer

DOCUMENT TYPE: Deed

FILE TYPE/NUMBER: UNIV 31

GRANTOR:

- 1. United States
- 2. Department of the Interior
- 3. Bureau of Land Management

LEGAL DESCRIPTION:

See Document for Legal Description.

GRANTEE:

- 1. Board of Regents
- 2. University of Alaska
- 3.

AFTER RECORDING RETURN TO:

State of Alaska
Department of Natural Resources
Division of Mining, Land & Water
Realty Services/Title Administration
550 W. 7th Avenue, Suite 1050A
Anchorage, AK 99501-3579

STATE BUSINESS NO CHARGE

Document 1 of 1



IN REPLY REFER TO:

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Land Office
334 East Fifth Avenue
Anchorage, Alaska

ALO: L-2

DEC 1 1959

12/20

DECISION

Board of Regents : University Selection
University of Alaska : Act of January 21, 1929
College, Alaska : Anchorage 045304

Land Proper for Selection
Tentative Approval Given

The University of Alaska has filed a selection, Anchorage 045304, under the above-noted Act.

A portion of the lands applied for meet the criteria for compactness; are unreserved; are not known to be validly occupied or appropriated under the public land laws, including the mining laws; are not valuable for hot or medicinal springs; and otherwise conform to the requirements of the Act.

In view of the foregoing, the following lands are considered proper for acquisition by the University, and the selection is hereby tentatively approved for those lands:

Seward Meridian:

Township 17 North, Range 1 West,

Section 6: Lots 4 and 5;	— 37.09
	37.07
Section 17: NE ₄ ¹ SW ₄ ¹ ;	10.00
Section 24: SE ₄ ¹ SE ₄ ¹ ;	40.00
Section 28: S ₂ ¹ SE ₄ ¹ ;	00.00
SW ₄ ¹ SW ₄ ¹ ;	40.00
	274.11

When the lands are patented to the University, the patent will contain a reservation for canals and ditches under the Act of August 30, 1890 (26 Stat. 391); a reservation to the United States of a right-of-way for the construction of railroads, telegraph lines and telephone lines under the Act of March 12, 1914 (36 Stat. 305); and a reservation for roads, roadways, highways, tramways, trails, bridges and appurtenant structures in accordance with the Act of July 24, 1947 (61 Stat. 418).





IN REPLY REFER TO:

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

ALO:L-2

Land Office
334 East Fifth Avenue
Anchorage, Alaska

DECISION

Board of Regents : University Selection
University of Alaska : Act of January 21, 1929
College, Alaska : Anchorage 045304

:
:
:
:

Publication Directed

The University of Alaska has filed an application under the above-noted Act. The selected lands are of a class which is subject to selection under the Act and are described in accordance with the regulations.

The selected lands are now segregated from all appropriations under the public land laws. This segregation will automatically terminate unless the University publishes first notice of its application within sixty days of receipt of this decision.

Notice for publication is attached. The Board of Regents, University of Alaska, should deliver the notice to the publisher of the newspaper indicated below. At the expiration of the period of publication, proof thereof, consisting of a statement of the publisher, foreman, or other proper employee of the designated newspaper, showing the dates of publication, must be filed in this office together with a copy of the published notice as required by 43 C.F.R. 76.17.

The notice is to be published for five consecutive weeks in the following newspaper, as indicated.

The Frontiersman
Palmer, Alaska

Alfred P. Steger
Alfred P. Steger
Chief, Lands Adjudication Unit



TOWNSHIP EXTERIORS

Scale: 1 inch to 160 chains

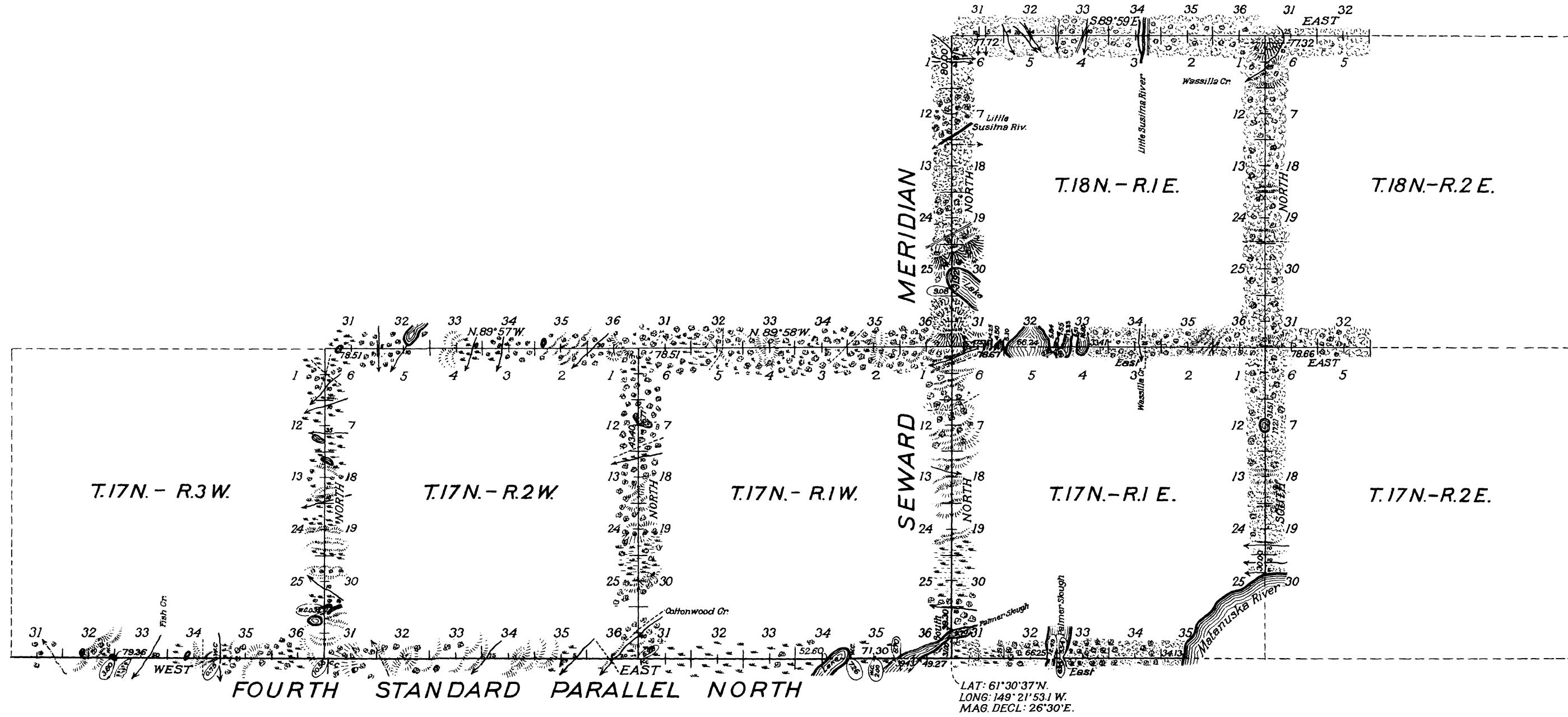
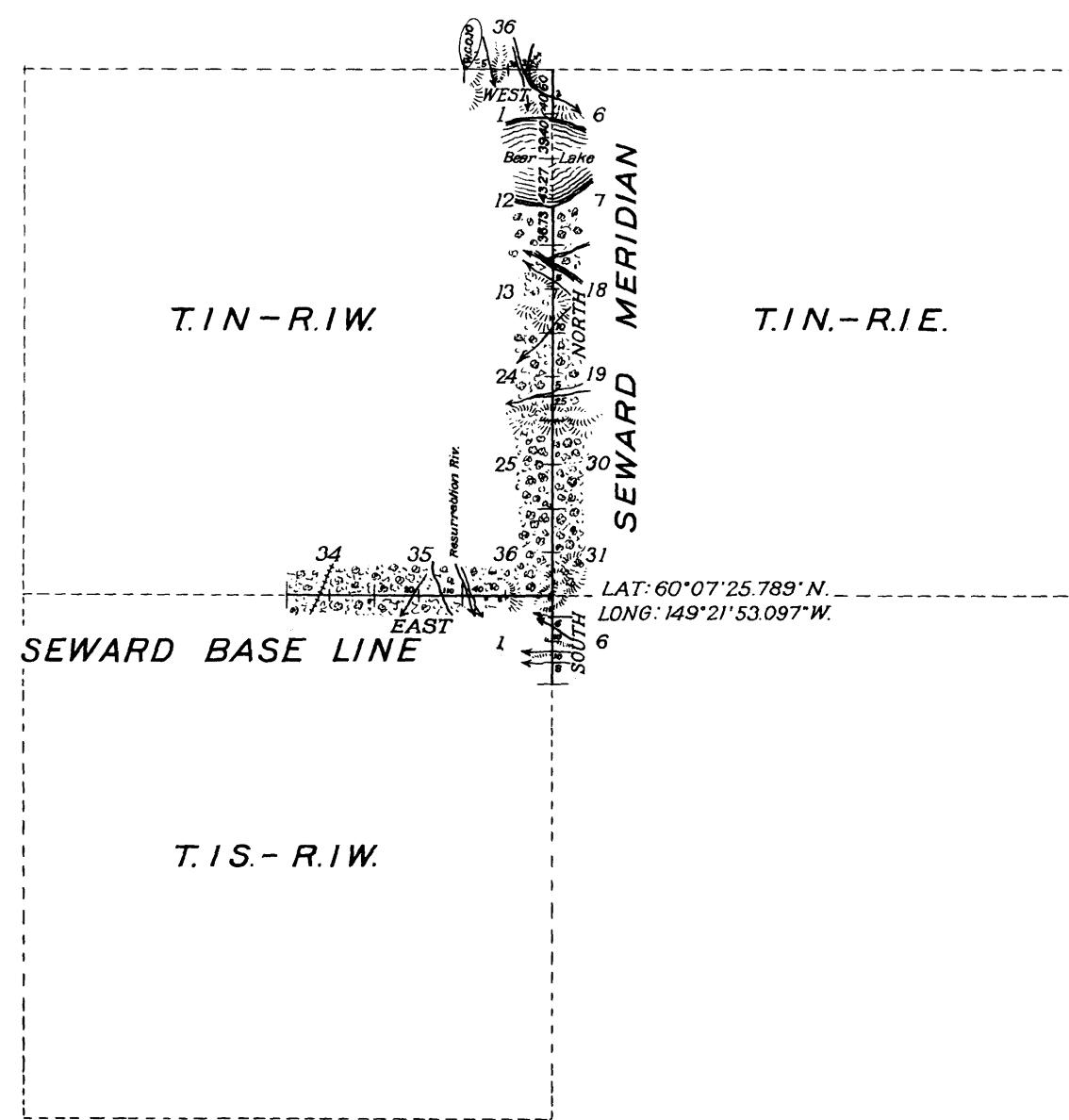


Table of Mileage		
Surveys designated	Amount	When surveyed
Standard lines	44 34 13	May 10, 1911 - Sept. 11, 1913
Township lines	51 19 39	June 16, 1911 - Sept. 17, 1913



THIS PLAT

of the

SEWARD BASE LINE through R.1W.
SEWARD MERIDIAN " Ts.1, 17&18N.
4TH STANDARD PARALLEL N. " Rs.1, 2, 3 W. & R.1E.
NORTH boundary T.1N-R.1W.
" & WEST boundaries Ts.17N-R.1&2W.
" " EAST " T.17N-R.1 E.
" " SOUTH " T.18N-R.2 E.

of the Seward Base and Meridian in the territory of Alaska is strictly conformable to the field notes of the surveys thereof by

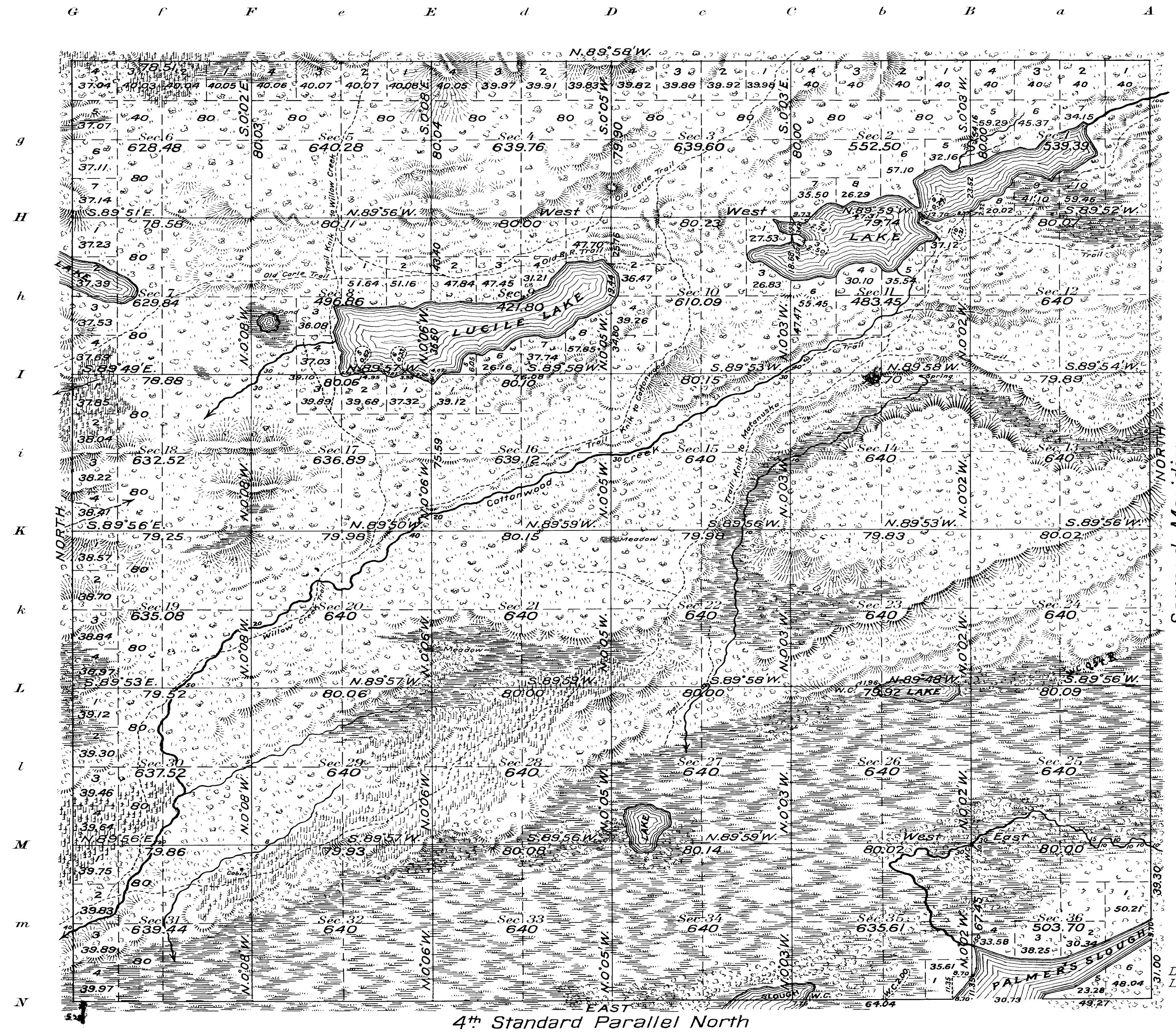
John P. Walker U.S.S. and G.G. McDaniel, U.S.T.
under their instructions dated April 11, 1911 and
J. Frank Warner and F.W. Williamson, U.S.Sur.
under their instructions dated May 15, 1912 and
May 31, 1913 which have been examined, approved and filed in this office.

U.S. Surveyor General's Office
Juneau, Alaska, June 11, 1914

Charles E. Davidson
U.S. Surv. General

(4-675 a)

Township N° 17 North Range N° 1 West of the Seward Meridian, Alaska.



Areas in Acres	
Public Land	22121.93
Indian Reservation	
Indian Allotments	
Mineral Claims	
Water Surface	880.59
Total Area	23002.52

Surveys Designated	By Whom Surveyed	Contract		Amount of Surveys		When Surveyed		
		No.	Date	Mls.	chs.	lks.	Begun	Completed
Subdivisions	J.P. Walker.			59	76	31	July 31, 1911	July 29, 1912
N. and W. Boundaries	"			✓11	78	51	" 27 "	" "
S. Boundary	"			4	71	30	" 5 "	Oct. 5, "
S. "	J.F. Warner & F.W. Williamson			1	08	70	22, 1912	July 22, 1912
E. "	J.P. Walker.			6	00	00	Aug. 9, 1911	Aug. 17, 1911
Meanders	"			11	38	07	" "	" 31 "
"	J.F. Warner.			0	58	59	July 29, 1912	July 29, 1912

The above map of Township No. 17 North Range No. 1 West of the Seward Meridian Alaska, is strictly conformable to the field notes of the survey thereof on file in this office, which have been examined and approved.

U. S. Surveyor General's Office.
Juneau, Alaska. February 19, 1915.

Charles E. Davidson
Surveyor General.

TOWNSHIP 17 NORTH, RANGE 1 WEST, OF THE SEWARD MERIDIAN, ALASKA
DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 6

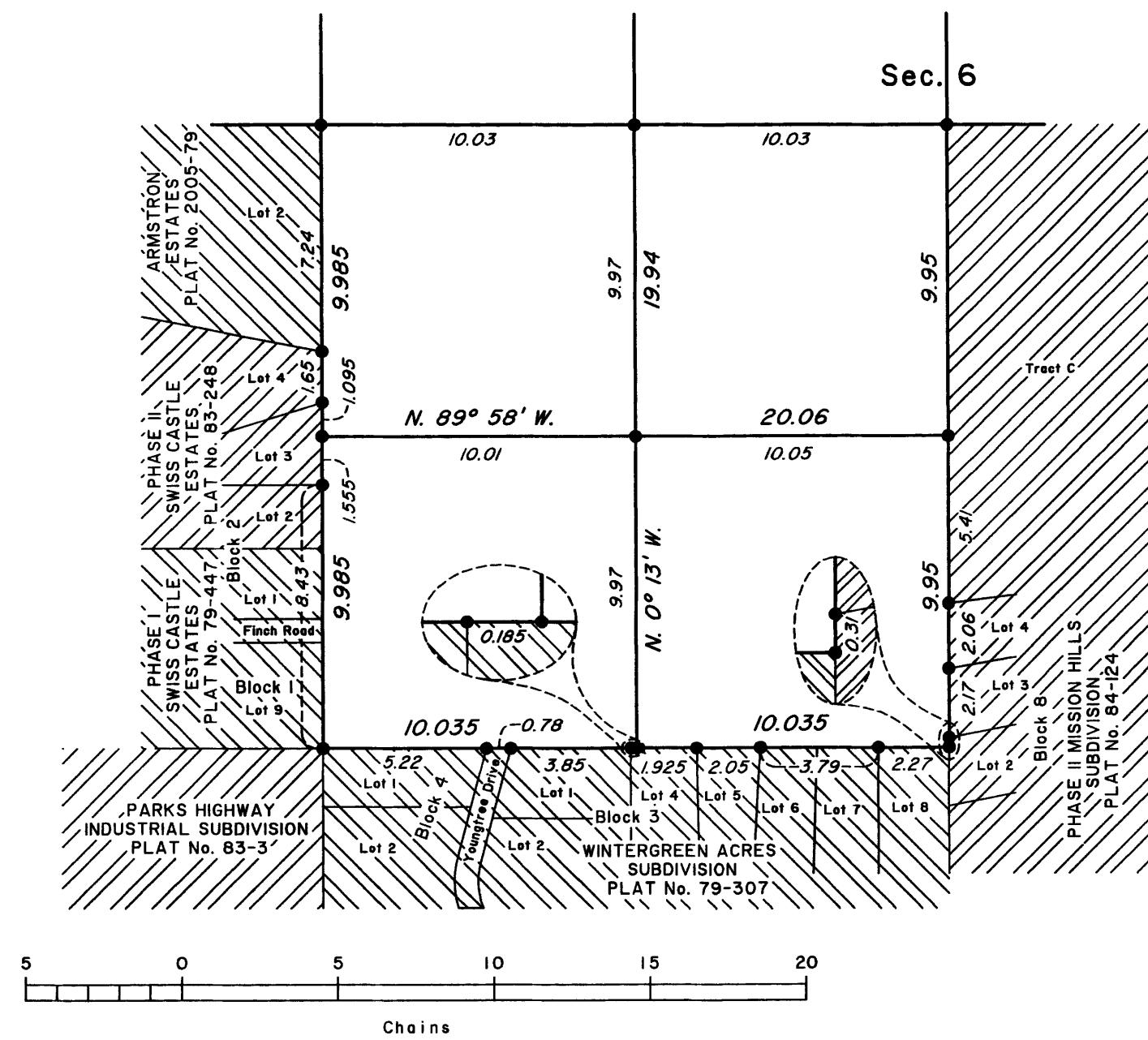
The history of surveys is contained in the field notes.

This plat and the field notes represent the dependent resurvey of a portion of the west and north boundaries, and the survey of the subdivision of section 6, Township 17 North, Range 1 West, Seward Meridian, Alaska.

Except as indicated hereon, the lottings and areas are as shown on the plat of survey accepted February 19, 1915.

This survey was executed by Nathan C. Erickson, Cadastral Surveyor, August 7, 2007 through October 29, 2007, in accordance with the specifications set forth in the Manual of Surveying Instructions, 1973, and Special Instructions for Group No. 1027, Alaska, dated June 18, 2007.

Enlarged Diagram A



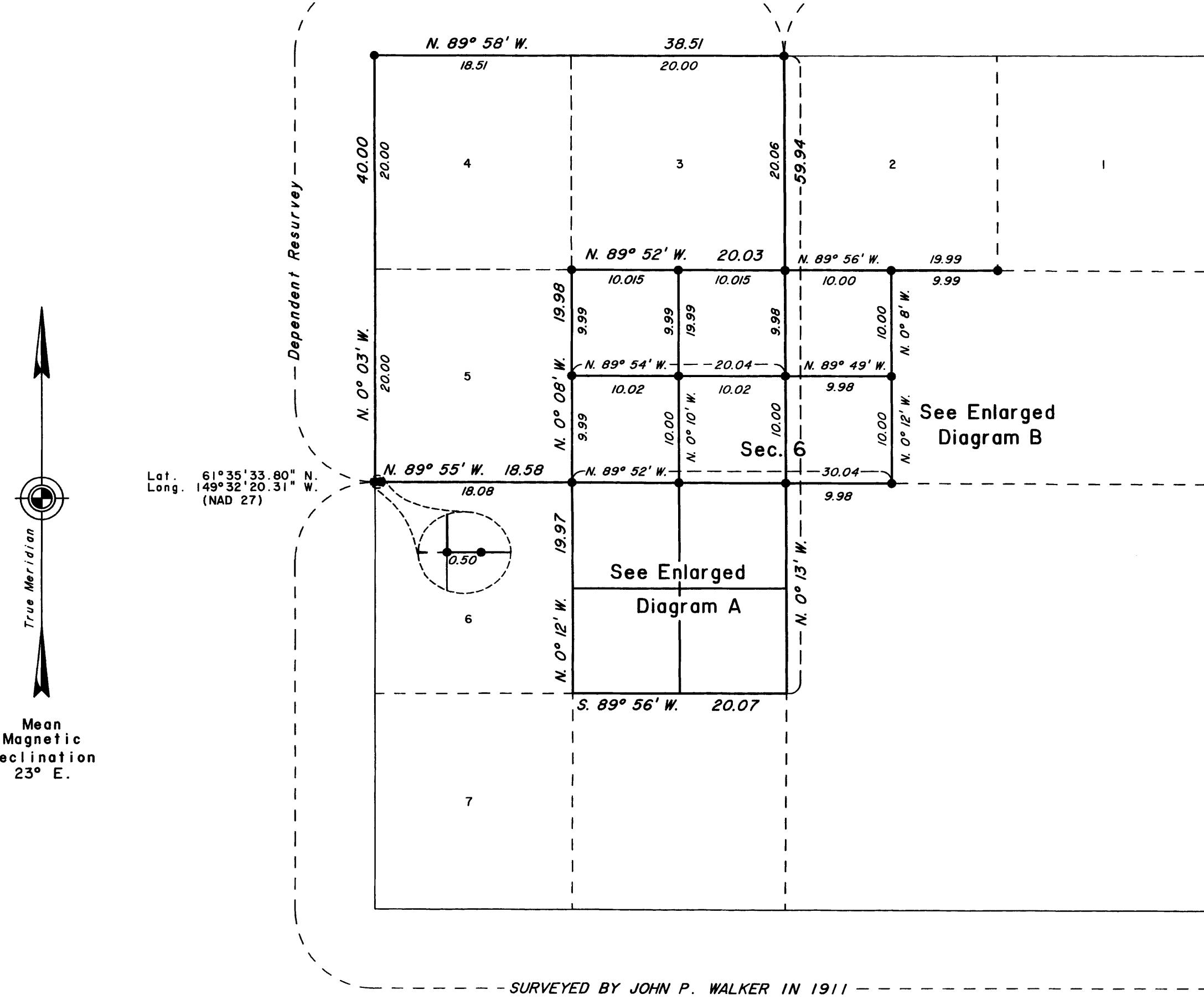
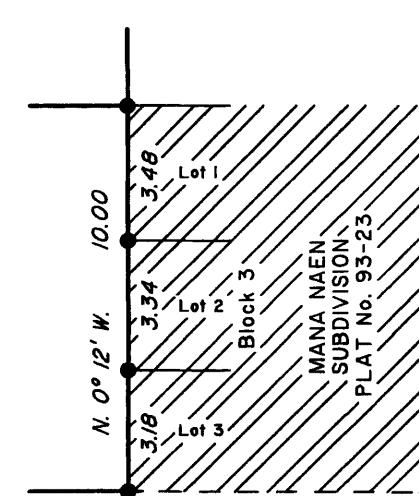
UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Anchorage, Alaska

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

John S. [Signature] *May 16, 2008*
Date

Deputy State Director for Cadastral Survey, Alaska



10 0 10 20 30 40
Chains

NCE