

August 14, 2025

## **LIMITED LIABILITY REPORT**

Customer:  
UA Land Management  
Attn: Chelsey Okonek  
2025 Yukon Dr, Ste 106  
Fairbanks, AK 99775

Report No.: 2696252  
Fee: \$720.00  
Effective Date: August 5, 2025  
Recording District: Fourth Judicial District  
Property Address: NHN Yak, Fairbanks, AK 99712  
Property Legal Description: PARCEL I:

Tract B of YAK SUBDIVISION, according to the plat filed April 23, 1993 as Plat No. 93-141; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska

EXCEPTING THEREFROM THE SUBSURFACE ESTATE and all rights, privileges, immunities and appurtenances of what so ever nature accruing unto said estate pursuant to the terms of the Deed recorded March 31, 1993 in Book 786 at Page 95 and in Deed recorded July 2, 1992 in Book 753 at Page 944.

### **PARCEL II:**

The Southwest 1/4 of the Southeast 1/4 AND the Southeast 1/4 of the Southwest 1/4 in Section 2, Township 1 South, Range 2 West, Fairbanks Meridian; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

EXCEPTING THEREFROM any portion lying within U.S. Mineral Survey No. 1661, Nasturtium Association and Primrose Association

### **PARCEL III:**

The Southwest 1/4 of the Southwest 1/4 in Section 2, Township 1 South, Range 2 West, Fairbanks Meridian; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

EXCEPTING THEREFROM any portion lying within U.S. Mineral Survey No. 1661, Nasturtium Association and Primrose Association

Fee simple title to the Property is vested as follows:

University of Alaska successor of Agricultural College of School of Mines of Alaska

A. According to those public records which, under the recording laws, impart constructive notice of matters relating to title to the Property, only the following matters appear in such records relating to the Property:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements, or claims, of easement, not shown by the Public Records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the Land.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.
6. (a) Unpatented mining claims;  
(b) reservations or exceptions in patents or in Acts authorizing the issuance thereof;  
(c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
7. 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 RS 2477 (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).

**THE FOLLOWING AFFECT PARCEL I:**

8. **Reservations and exceptions** as contained in Quit Claim [Deed](#) from the United States of America.
9. **Minerals of whatsoever kind**, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
10. **Taxes and/or assessments**, including penalties and interest, if any, owing the Fairbanks North Star Borough and/or the City of Fairbanks.

11. **Agreement and easement** and the terms and conditions thereof:

Between: **UNIVERSITY OF ALASKA FACULTY HOUSING CORPORATION**  
And: **COLLEGE UTILITIES CORPORATION**  
Regarding: **WATER FACILITIES**  
Recorded: June 8, 1971  
Instrument No.: Book 258/[Page 310](#)

For: Continuing easement consisting of 10 feet extending at right angles from each side of center of all mains laid by CUC and for ingress and egress on all property 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.

12. **Agreement and easement** and the terms and conditions thereof:

Between: **UNIVERSITY OF ALASKA FACULTY HOUSING CORPORATION**  
And: **COLLEGE UTILITIES CORPORATION**  
Regarding: **WATER FACILITIES**  
Recorded: June 8, 1971  
Instrument No.: Book 258/[Page 313](#)

For: Continuing easement consisting of 10 feet extending at right angles from each side of center of all mains laid by CUC and for ingress and egress on all property 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.

13. **Right-of-Way Easement**, including terms and provisions thereof, granted to **GOLDEN VALLEY ELECTRIC ASSOCIATION, INC.**, and their assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded August 19, 1971 in Book 262 at [Page 307](#). (See instrument for area affected)
14. **Easement to construct**, maintain and repair pipelines, flushing wells, manholes and appurtenances thereto granted to **COLLEGE UTILITIES CORPORATION** as disclosed by instrument recorded September 10, 1971 in Book 263 at [Page 262 and 265](#). (See instrument for area affected)
15. **Right-of-Way Easement**, including terms and provisions thereof, granted to **GOLDEN VALLEY ELECTRIC ASSOCIATION, INC.**, and their assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded October 26, 1979 in Book 160 at [Page 363](#). (See instrument for area affected)
16. **Right-of-Way Easement**, including terms and provisions thereof, granted to **GOLDEN VALLEY ELECTRIC ASSOCIATION, INC.**, and their assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded November 4, 1982 in Book 281 at [Page 958](#). (See instrument for area affected)
17. **All matters shown** on the plat filed under Plat No. [93-141](#) located in the Fairbanks Recording District, Fourth Judicial District, State of Alaska.
18. **Right-of-Way Easement**, including terms and provisions thereof, granted to **GOLDEN VALLEY ELECTRIC ASSOCIATION, INC.**, and their assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded May 6, 1994 in Book 853 at [page 685](#). (See instrument for area affected)
19. **Rights of parties** in possession by reason of unrecorded leases, if any.
20. **Any bankruptcy proceeding** not disclosed by the acts that would afford notice as to said land, pursuant to Title 11, U.S.C. 549 (c) of the Bankruptcy Reform Act of 1978 and amendments thereto
21. **Occupant(s) or any parties** whose rights, interests or claims are not shown by the public records but which could be ascertained by an inspection of the land described above or by making inquiry of persons in possession thereof, including but not limited to, any lien or right to a lien for services, labor or material theretofore or hereafter furnished.

#### **THE FOLLOWING AFFECT PARCELS II AND III:**

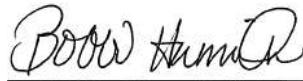
22. **Reservations and exceptions** as contained in Quit Claim [Deed](#) from the United States of America.
23. **Minerals of whatsoever kind**, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
24. **Taxes and/or assessments**, including penalties and interest, if any, owing the Fairbanks North Star Borough and/or the City of Fairbanks.
25. **Right of public and governmental agencies** in and to any portion of said land included within the boundaries of any trails, streets, roads or highways.
26. **Right-of-Way Easement**, including terms and provisions thereof, granted to **GOLDEN VALLEY ELECTRIC ASSOCIATION, INC.**, and their assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded February 2, 1967 in Book 200 at Page 315. (Blanket Easement)

27. **Right-of-Way Easement**, including terms and provisions thereof, granted to **GOLDEN VALLEY ELECTRIC ASSOCIATION, INC.**, and their assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded May 21, 1971 in Book 257 at [Page 155](#). (Blanket Easement)
28. **Right-of-Way Easement**, including terms and provisions thereof, granted to **GOLDEN VALLEY ELECTRIC ASSOCIATION, INC.**, and their assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded August 19, 1971 in Book 262 at [Page 307](#). (See instrument for area affected)
29. **Easement for utilities** and appurtenances thereto granted to **COLLEGE UTILITIES CORPORATION** as disclosed by instrument recorded September 10, 1971 in Book 263 at [Page 265](#), (See instrument for area affected)
30. **Easement for utilities** and appurtenances thereto granted to the **CITY OF FAIRBANKS** recorded February 9, 1973 in Book 37 at [Page 897](#). (See instrument for area affected)

The interest of the CITY OF FAIRBANKS in the electric utilities portion has been assigned to GOLDEN VALLEY ELECTRIC ASSOCIATION, INC by instrument recorded October 6, 1997 in Book 1028 at Page 703; the telecommunications utilities portion has been assigned to PTI COMMUNICATIONS OF ALASKA, INC. by instrument recorded October 7, 1997 in Book 1028 at page 852 and the sewer and water utility portion to GOLDEN HEART UTILITIES, INC. by instrument recorded October 30, 1997 in Book 1033 at Page 225. The CITY OF FAIRBANKS has reserved any rights needed for storm drains and other road and utility services they still perform.

31. **Right-of-Way Easement**, including terms and provisions thereof, granted to **GOLDEN VALLEY ELECTRIC ASSOCIATION, INC.**, and their assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded November 4, 1982 in Book 281 at [Page 958](#). (See instrument for area affected)
32. **Right, title and interest** of the ALASKA RAILROAD CORPORATION as disclosed by Interim Conveyance recorded January 8, 1985 in Book 408 at [Page 116](#).
33. **Any facts, rights, interest** or claims which a correct survey of said land would show.
34. **Any question or defect** that may arise due to the fact that portions of U.S. Mineral Survey No. 1661 appear to overlap area of conveyed by Quit Claim Deed from the United State of America to the University of Alaska under Case No. FF86649.
35. **Any bankruptcy proceeding** not disclosed by the acts that would afford notice as to said land, pursuant to Title 11, U.S.C. 549 (c) of the Bankruptcy Reform Act of 1978 and amendments thereto
36. **Occupant(s) or any parties** whose rights, interests or claims are not shown by the public records but which could be ascertained by an inspection of the land described above or by making inquiry of persons in possession thereof, including but not limited to, any lien or right to a lien for services, labor or material theretofore or hereafter furnished.

**Stewart Title Company**

  
Authorized Countersignature  
Bobbi J Hamilton, Title Officer

This Report:

- (a) Is issued for the purpose of complying with Bulletin B 07-03 issued by the State of Alaska Division of Insurance.
- (b) Has been prepared only for Customer and may not be relied on by third parties.
- (c) Is not a title insurance policy, guarantee or commitment to issue a title insurance policy. In the event a title insurance commitment, guarantee or policy is requested, additional exceptions for matters not shown on the public record may be shown. These additional exceptions may include, but may not be limited to: (i) reservations and exceptions shown in the U.S. Patent; (ii) section boundary line easements pursuant to A.S. 19.10.010; (iii) taxes and assessments not yet due and payable; (iv) matters not shown by the public records but which would be disclosed by an inspection or inquiry of parties in possession; (v) conflicts in boundary lines, encroachments and other matters that would be disclosed by an accurate survey; (vi) mechanic's lien claims and (vii) easements or claims of easements not disclosed by the public records.

The **maximum liability** the Agent or the Agent's underwriter shall collectively have under this report is the amount of the Fee charged for the report, regardless of any errors or omissions contained herein.