



3801 Centerpoint Drive, Suite 102
Anchorage, AK 99503
Phone (907) 569-2842 Fax (907) 929-8029

PROPERTY PROFILE

Dated: May 15, 2026

Re: 11315 Conquistador Drive

Parcel No.: 050-151-09-000

Jack White Real Estate

Carmen McLean

Owner: Cook Inlet Housing Authority

Legal: Lot 5, Coronado Park, Phase 12

Plat No. 2011-83

**Attachments: Municipality of Anchorage Tax Sheet, CC&R's, Vesting Deed,
and Plat Map**

CCRs: Attached

As-Built: None Found

NOTICE OF DISCLAIMER OF LIABILITY

This letter and the accompanying materials do not constitute a policy of Title Insurance or a Commitment for Title Insurance. Further, they are not an abstract of title. These materials are furnished as a courtesy of Alyeska Title Guaranty Agency, and the Company does not take responsibility for the completeness or accuracy of the materials. If you desire a complete report on the status of the title, please contact the above-named person to arrange for a Commitment or Policy. No transaction or decision should be made based on these materials until such time as the Company can perform a complete search and is prepared to issue a Policy.

Customer Service Representative: Kylie Stanley

PARID: 05015109000 LUC: 109
 COOK INLET HOUSING AUTHORITY 11329 CONQUISTADOR DR TAX YEAR: 2026

Property Information

Appeal Filing Deadline:
Late Appeal Request Deadline:

Property Location: 11329 CONQUISTADOR DR
 Class: R - Residential
 Use Code (LUC): 109 - Other Bldg. and Yard impro. Only
 Condo/Unit #:
 Tax District: 10
 Zoning: CE RO
 Plat #: 110083
 HRA #: 000000
 Grid #: NW0152
 Deeded Acres:
 Square Feet: 20,050
 Legal Description: CORONADO PARK
 LT 5

 Economic Link: No

Show Parcel on Map

Owner

Owner COOK INLET HOUSING AUTHORITY
 Co-Owner
 Care Of
 Address 3510 SPENARD RD STE 100
 City / State / Zip ANCHORAGE, AK 99503 0000
 Deed Book/Page 050/15

Make a Payment

Assessed Value

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2026	RP	109	R	194,700	50,500	245,200

Taxable Value

Net Taxable Value 0

Exemption Status

Tax Year	Status
2026	

Exemptions

Line #	Exemption Code	Building Exemption	Land Exemption	Other Exemption
1	013L - HOUSING AUTHORITY (NON-GOV) - LAND	0	194,700	0
2	013 - HOUSING AUTHORITY (NON-GOV)	50,500	0	0

cc

A
L
A
S
K
A

2012-063573-0

Recording District 301 Anchorage

10/31/2012 03:23 PM Page 1 of 1



WHEN RECORDED RETURN TO:

Name: COOK INLET HOUSING AUTHORITY
Address: 3510 Spenard Road, Suite 100
City, State, Zip: Anchorage, Alaska 99503

QUITCLAIM DEED

THE GRANTOR, Eagle River Downtown, LLC, an Alaska limited liability company, having its principal place of business at 3510 Spenard Road, Suite 100, Anchorage, Alaska 99503, for and in consideration of ten dollars (\$10.00), and other good and valuable consideration, does hereby convey and quitclaim to **THE GRANTEE**, Cook Inlet Housing Authority, a public body corporate and politic whose address is 3510 Spenard Road, Suite 100, Anchorage, Alaska 99503, all interest it has, if any, in the following described real estate:

Lots 1, 2, 3, 4, 5, 6, 17, 18, and 19, Coronado Park Subdivision, according to the official plat thereof, filed under Plat No. 2011-83 in the Anchorage Recording District, Third Judicial District, State of Alaska

together with all after acquired title of the Grantor therein.

Dated this 30th day of October, 2012.

GRANTOR:

Eagle River Downtown, LLC

By: [Signature]
Its: President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 30 day of October, 2012, before me, the undersigned Notary Public, personally appeared CAROL GORE, to me known to be the PRESIDENT of Eagle River Downtown, LLC, the entity described in and that executed the within and foregoing instrument, and (s)he acknowledged to me that (s)he signed the same on behalf of said entity, in accordance with its Bylaws, and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

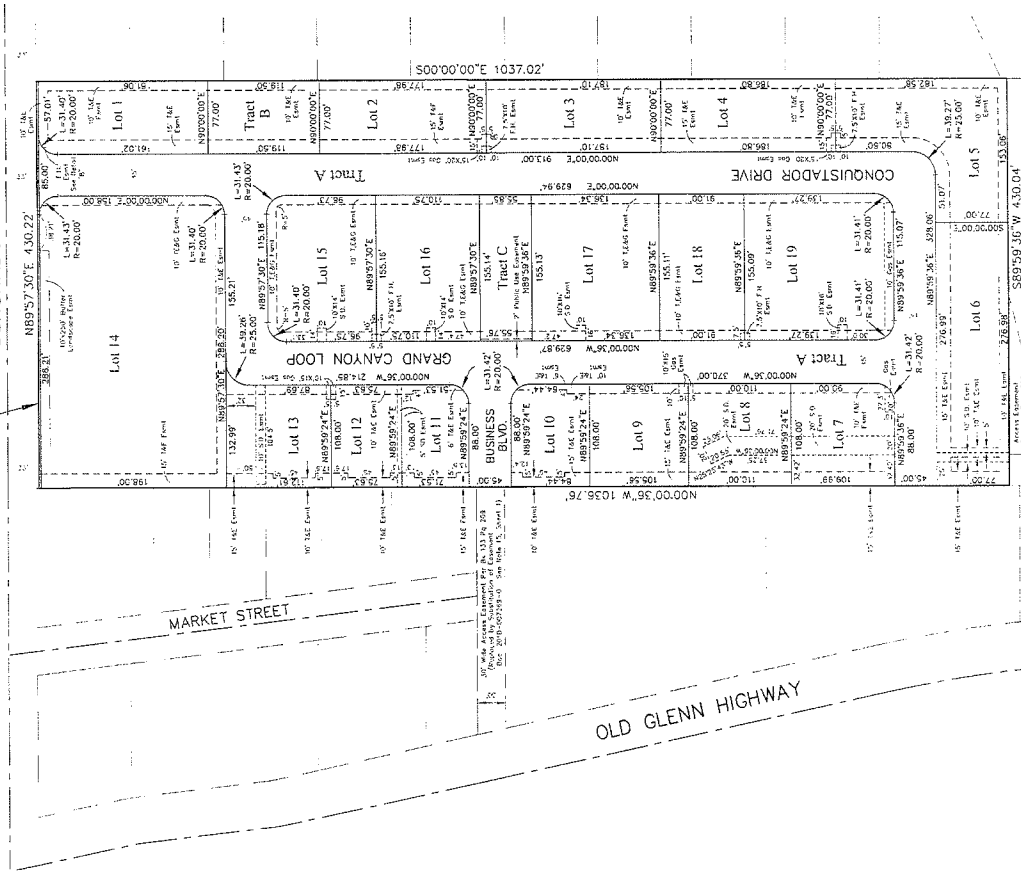
[Signature]
Notary Public in and for Alaska
My commission expires: 5/5/16

Notary Public
KIM A. JACKSON
State of Alaska
My Commission Expires 5/5/16

Lot & Easement Detail
SCALE: 1"=80'

3' RIGHT OF WAY
DEDICATED TO THE MUNICIPALITY
(See Detail "A")

CORONADO ROAD



LOT #	AREA
Lot 1	13,864.56 FL
Lot 2	13,764.58 FL
Lot 3	14,407.54 FL
Lot 4	14,407.54 FL
Lot 5	20,050.54 FL
Lot 6	21,378.54 FL
Lot 7	11,794.54 FL
Lot 8	11,409.54 FL
Lot 9	11,409.54 FL
Lot 10	8,034.54 FL
Lot 11	7,649.54 FL
Lot 12	12,249.54 FL
Lot 13	12,249.54 FL
Lot 14	6,053.54 FL
Lot 15	17,943.54 FL
Lot 16	17,943.54 FL
Lot 17	21,149.54 FL
Lot 18	14,115.54 FL
Lot 19	24,572.54 FL
Tract A	9,203.54 FL
Tract C	8,657.54 FL

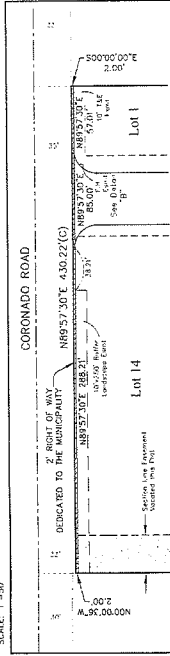
Legend

- 1"=80' Easement/Utility and Electric
- 1"=80' Street Easement, Electric and Gas
- 1"=80' Street Easement
- 1"=80' Fire Hydrant

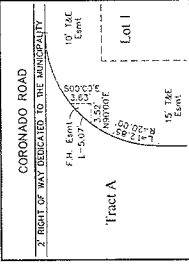
GRAPHIC SCALE
1"=80' 0" 80' 160' 240' 320'



Right of Way Dedication Detail "A"
SCALE: 1"=50'



Fire Hydrant Easement Detail "B"
SCALE: 1"=10'



Sheet 2 of 2

Vicinity Map - Scale: 1"=1/2 Mile
TOWNSHIP 14 NORTH, RANGE 2 WEST, SEWARD MERIDIAN

Recorded: _____
Filed: _____
Approved By: _____
Date: _____

2017-83
Plot #
1011
2017-83

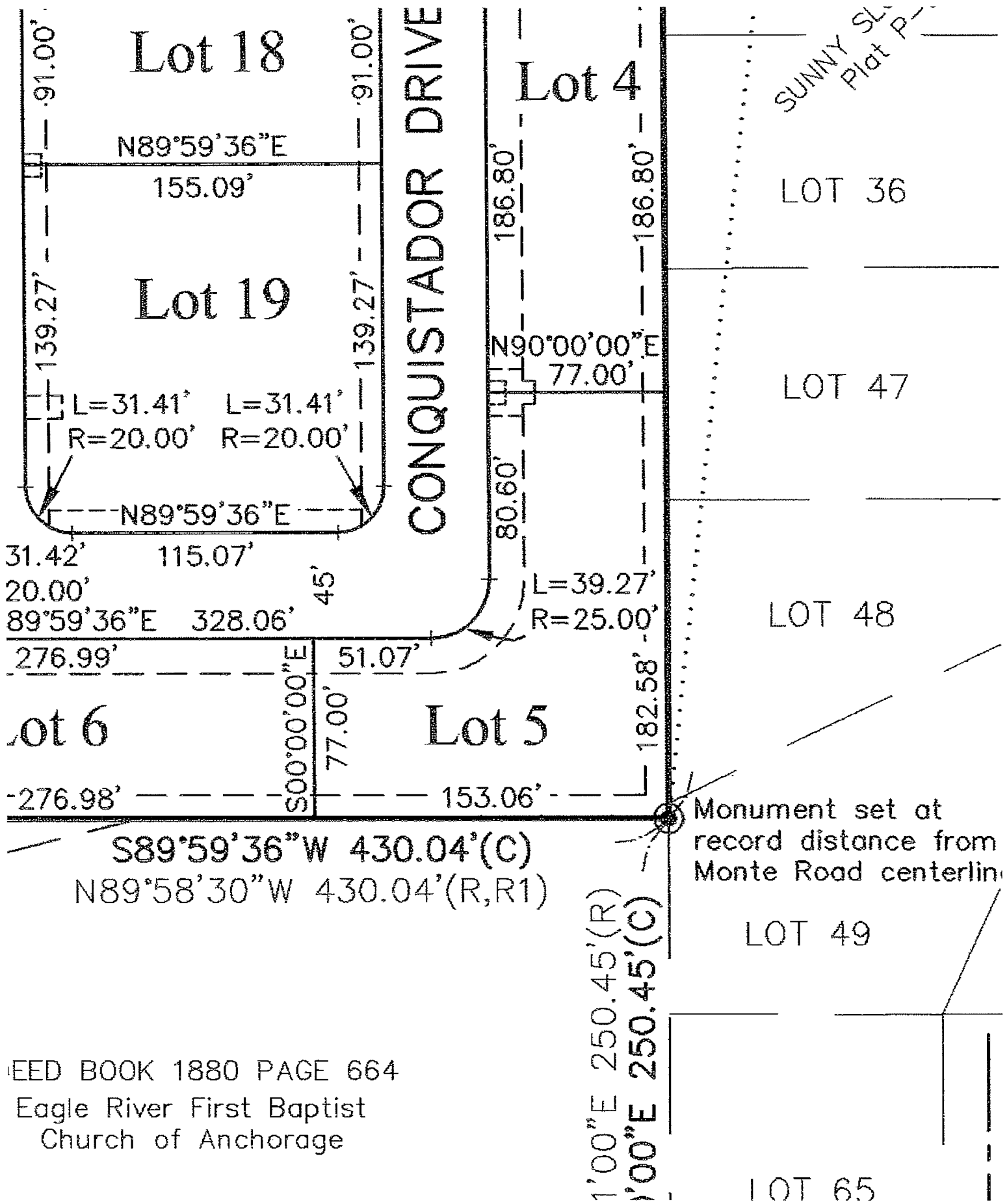
Plan of:
Coronado Park
Lots 1-19 and Tracts A, B, C
With Vacation of 33' Section Line Easement and
20' Sewer Easement Per Resolution No. 2008-009

A Subdivision of: (see legal description), an unincorporated area, within the NW/4, NW/4 of Section 12, Township 14 North, Range 2 West, Seward Meridian, Alaska, containing 19 lots and 3 tracts, approximately 102.4 acres.

Lantech
LAND SURVEYING ENGINEERS
440 W. BRIDGES BLVD. SUITE 100
ANCHORAGE, ALASKA 99501
PHONE: (907) 561-8899
FAX: (907) 561-8899

DATE: 08/20/17
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: AS SHOWN
SHEET 2 OF 2
PROJECT NO.: 17-0001

NOTES - (CONT'D FROM SHEET 1)
18. THIS PROPERTY IS SUBJECT TO A 15 FOOT WIDE RIGHT OF WAY EASEMENT OWNED BY MARINAUSKA ELECTRIC ASSOCIATION INC. AS INSTRUMENT RECORDED JULY 14, 2011 AS INSTRUMENT 2011-032488-0. THIS IS A PARALLEL EASEMENT AND IS NOT OCCUPIED BY THIS PLAT.



Lot 18

N89°59'36"E
155.09'

Lot 19

L=31.41' L=31.41'
R=20.00' R=20.00'
N89°59'36"E

31.42' 115.07'
20.00'
89°59'36"E 328.06'
276.99'

Lot 6

-276.98'

S89°59'36"W 430.04'(C)
N89°58'30"W 430.04'(R,R1)

DEED BOOK 1880 PAGE 664
Eagle River First Baptist
Church of Anchorage

CONQUISTADOR DRIVE

Lot 4

186.80'

N90°00'00"E
77.00'

L=39.27'
R=25.00'

Lot 5

153.06'

1'00"E 250.45'(R)
1'00"E 250.45'(C)

SUNNY SL
Plat P-1

LOT 36

LOT 47

LOT 48

Monument set at
record distance from
Monte Road centerline

LOT 49

LOT 65

Notes

1. 1-1/4" plastic caps on 5/8"x 30" rebar to be set on all lot corners.
2. Distances shown to the foot are to that foot (i.e. 30'=30.00').
3. Lot lines are non-radial unless otherwise noted.
4. Easements by Book and Page or Document are not being dedicated this plat.
5. All lots within the subdivision shall conform to the elevations and drainage patterns shown on the grading and drainage plan approved by the Municipality of Anchorage, as applicable.
6. The property owner shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from the Municipality of Anchorage Building Safety Office.
7. Property owners shall not obstruct, impede or alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights of way.
8. The Homeowners' Association shall be responsible for maintenance, repair, snow plowing and removal of snow for the private street within Tract A. The Municipality of Anchorage will not now or in the future assume responsibility for the maintenance, repair or snow plowing operations within the subdivision.
9. There is an easement granted to Matanuska Telephone Association, Inc. for telephone line right-of-way recorded February 26, 1976 in Book 83, Page 727. This is a blanket easement which affects Parcel 2 and is not plotted hereon.
10. There is an easement granted to Matanuska Telephone Association, Inc. for telephone line right-of-way recorded February 26, 1976 in Book 83, Page 754. This is a blanket easement which affects Parcels 1 and 2 and is not plotted hereon.
11. There is an easement granted to Matanuska Electric Association, Inc. for electrical transmission and/or telephone distribution and incidental purposes recorded January 3, 1962 in Misc. Book 39, Page 386. This is a blanket easement which affects Parcels 1 and 2 and is not plotted hereon.
12. The 20' wide sewer easement along the west boundary of this subdivision (per Grid Map NW0152) is being vacated by this plat.
13. Tract A is a Private Access^{and storm drain} and Public ~~Storm Drain~~, Water, Sewer, Gas, Electric and Telecommunications Easement. Tract B is for Private Parking and Open Space. Tract C is for Private Parking and Open Space and is also a Public Storm Drain, Water and Sewer Easement.
14. All plantings required to be placed on building lots in accordance with the approved landscape plan for Coronado Park will be administered under the municipal land use permit program.
15. The 30' wide access easement reserved in Warranty Deed dated June 29, 1965, recorded at Volume 133, Pages 209-210, has been replaced by the granting of a Substitution of Easement, recorded February 16, 2010 as Document No. 2010-007269-0. The dimensions and location of the substitute easement shall be precisely described in a future survey and legal description that will be incorporated into the recorded document as "Exhibit B".
16. There is a natural gas easement granted to Enstar Natural Gas Company, recorded October 15, 2010 as document number 2010-053672-0, which (as stated therein) shall automatically vacate upon recording of this plat and the dedication of the replacement gas easements shown hereon.

(NOTES CONT'D AT RIGHT)

My Commission Expires

NOTES (CONT'D)

17. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF THE STORM DRAIN SYSTEMS CONSTRUCTED SPECIFICALLY FOR THIS DEVELOPMENT.

of 2

(NOTES CONT'D PG 2)

NOTES (CONT'D FROM SHEET 1)

18. THIS PROPERTY IS SUBJECT TO A 15 FOOT WIDE RIGHT OF WAY EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION INC. BY INSTRUMENT RECORDED JULY 14, 2011 AS INSTRUMENT 2011-032488-0. THIS IS A BLANKET EASEMENT AND IS NOT DEDICATED BY THIS PLAT.

10'X15'
Gas
Esmt

370.00'

N00°00'36"W

Tract A

45'
Gas
Esmt

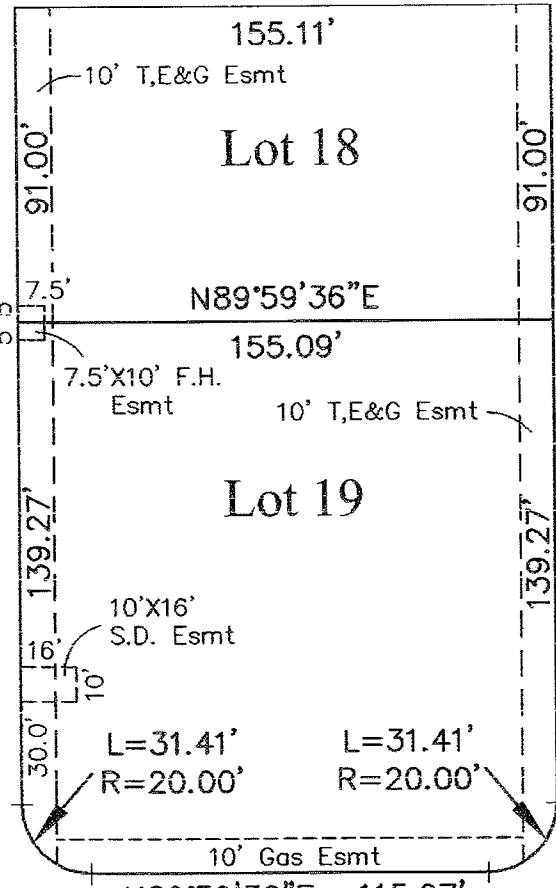
L=31.42'
R=20.00'

276.99'

Lot 6

276.98'

1/2



Lot 18

N89°59'36"E

Lot 19

10'X16'
S.D. Esmt

L=31.41'
R=20.00'

L=31.41'
R=20.00'

N89°59'36"E 115.07'

N89°59'36"E 328.06'

S00°00'00"E

77.00'

S89°59'36"W 430.04'

CONQUISTADOR DRIVE

15'X20' Gas Esmt

10' 10'

80.60'

L=39.27'
R=25.00'

Lot 5

153.06'

186.80'

15'

N90°00'00"E

77.00'

7.5'X10' F.H.
Esmt

15' T&E
Esmt

10' T&E
Esmt

77.00'

15' T&E
Esmt

Lot 4

186.80'

15'

10' T&E
Esmt

186.80'

182.58'

153.06'