

PUBLIC NOTICE

PROPOSAL TO LEASE

The **Alaska Railroad Corporation** (ARRC) proposes to issue a ground lease to **J.L. McCarrey III, Barbara N. McCarrey, Kristin McCarrey & Eric Finseth** covering real property located within the Alaska Railroad Anchorage Reserve situated in the Anchorage Recording District, Third Judicial District, State of Alaska, as described below:

A portion of Lot 2 of US Survey 9083, officially filed in the records of the Bureau of Land Management on March 12, 2009, and located within the Alaska Railroad Anchorage Reserve, Anchorage Recording District, Third Judicial District, State of Alaska, more particularly described as follows:

Beginning at Corner No. 2 of US Survey 9083; thence westerly on the south boundary of Lot 2 of US Survey 9083 to Corner No 2 of US Survey 9016 and the TRUE POINT OF BEGINNING; thence westerly to Corner 1 of USS 9083; thence northerly on the boundary of Lot 2 of US Survey 9083 to the south limits of Alaska Railroad Corporation Permit No. 9800 for the Tony Knowles Coastal Trail; thence along the south permit limits to a point; thence southwesterly to the TRUE POINT OF BEGINNING at Corner 2 USS 9016, containing approximately 41,125 square feet (0.94 acres.)

Proposed Term of Lease: Not to exceed 95 years

Proposed Option to Extend Term of Lease: N/A

Physical Address: Located north of the residence with physical address of 1616 Forest Park Drive, Anchorage Alaska

Use of the Premises: Personal Use Access

Maps depicting the exact location are available for review. This file (excluding privileged or proprietary information) is available for inspection during regular business hours, Monday through Friday, at the office of the Director of Real Estate of the Alaska Railroad Corporation, 327 West Ship Creek Avenue, Anchorage, Alaska.

Comments may be submitted in writing to the Director, Real Estate, P.O. Box 107500, Anchorage, Alaska 99510-7500 and **must be submitted on or before September 21, 2023, after which time the ARRC's decision to issue a lease may become final.** Oral comments may also be presented at the September 22, 2023 ARRC Board meeting. Questions may be directed to the Director of Real Estate at 265-2617.

Lease Contract No. 20954
JL McCarry III

SCHEDULE 1

DRAFT - LEGAL DESCRIPTION FOR GENERAL REFERENCE AND APPRAISAL
PURPOSES ONLY - DRAFT
(prepared 08/17/2023)

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Reserving the right of the Alaska Railroad Corporation to cut vegetation to maintain the Crossing 112.63 Site Triangle.

The parcel is a portion of the land described in Patent 50-2011-0122.

For indexing purposes, the land lies within:

NE1/4 of Section 23, Township 13 North, Range 4 West, Seward Meridian

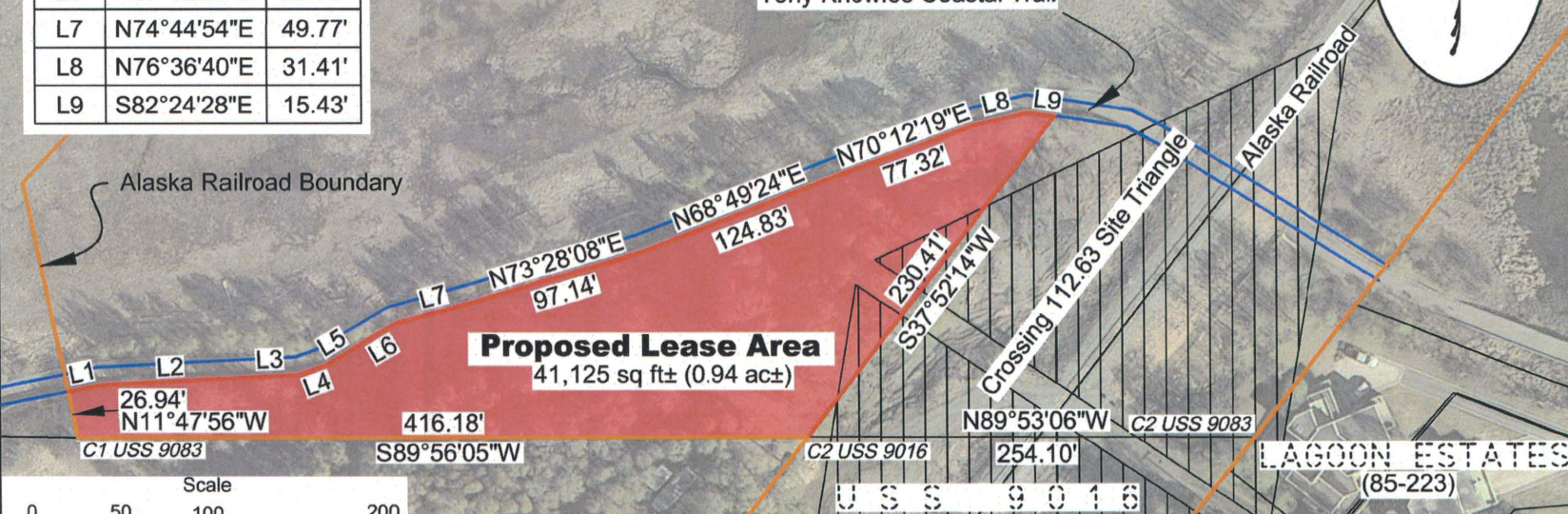
ALASKA RAILROAD

Line	Bearing	Dist.
L1	N78°06'52"E	18.60'
L2	N86°56'02"E	81.60'
L3	N87°23'53"E	32.04'
L4	N70°01'14"E	17.03'
L5	N59°02'32"E	16.97'
L6	N59°32'26"E	28.70'
L7	N74°44'54"E	49.77'
L8	N76°36'40"E	31.41'
L9	S82°24'28"E	15.43'



U S S 9 0 8 3
LOT 2

Permit 9800
Tony Knowles Coastal Trail



Proposed Lease Area
41,125 sq ft± (0.94 ac±)

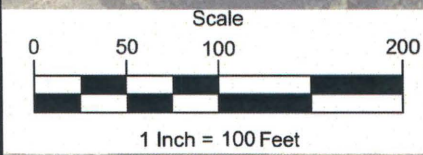


Exhibit Notes:

- For indexing purposes this property is located in the NE1/4 Sec. 23, T13N, R4W, S.M.
- The meridian of this exhibit is based on USS 9083.
- Information on this exhibit is derived from record documents and both internally and publicly available GIS data. Bearings and distance are provided for general appraisal purposes only. No land survey was performed to create this exhibit.

ALASKA RAILROAD CORPORATION
REAL ESTATE DEPARTMENT, LAND SERVICES
P.O. BOX 107500, ANCHORAGE, ALASKA 99510-7500

**DRAFT - Exhibit A for General Reference
and Appraisal Purposes Only
FOR JL McCarrey III**
Area = 41,250 sq ft± (0.98 ac±)
ARRC title - Patent 50-2009-0260 - USS 9083 Lot 2

DRAWN BY:	DCA	SCALE:	1" = 100'	DATE:	2023-08-18
CHECKED BY:	JSR	Approx ARRC MP 112.62			
APPROVED BY:	JSR				

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AlaskaRailroad.com

ALASKA RAILROAD

Line	Bearing	Dist.
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U S S 9 0 8 3
LOT 2

Permit 9800
Tony Knowles Coastal Trail

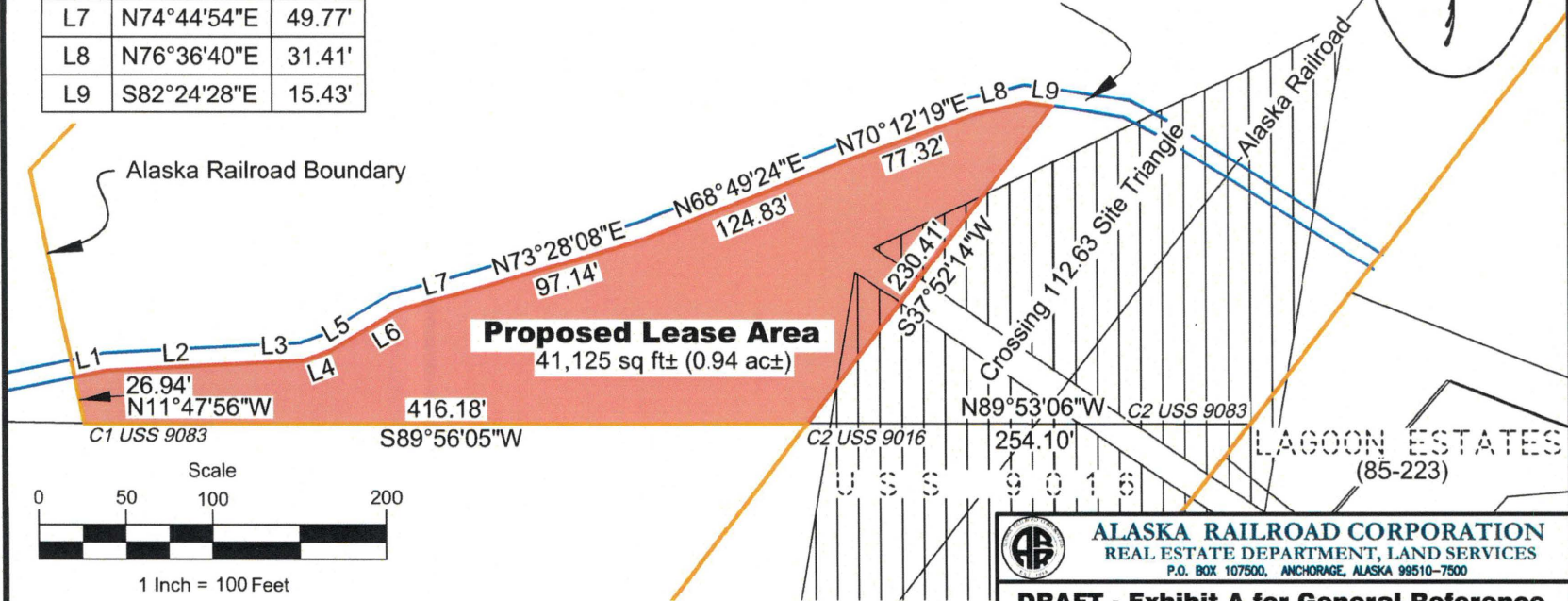


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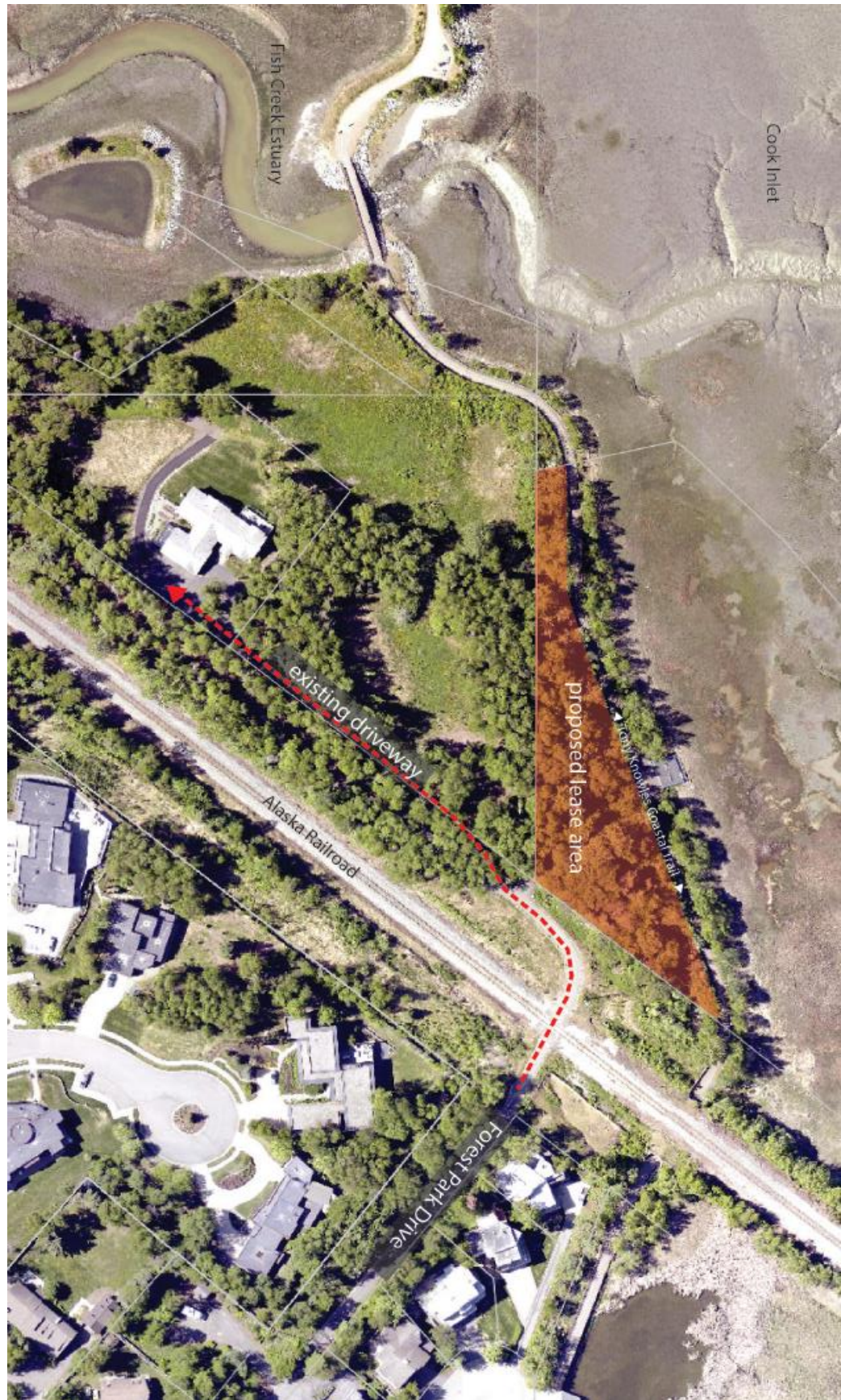
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DRAWN BY: DCA
CHECKED BY: JSR
APPROVED BY: JSR

SCALE: 1" = 100' DATE: 2023-08-18

Approx ARRC MP 112.62

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Attachment 2 – Aerial photo showing the proposed lease area and existing driveway access to private residence.

ANCHORAGE METROPOLITAN AREA TRANSPORTATION SOLUTIONS
FISH CREEK TRAIL CONNECTION PROJECT

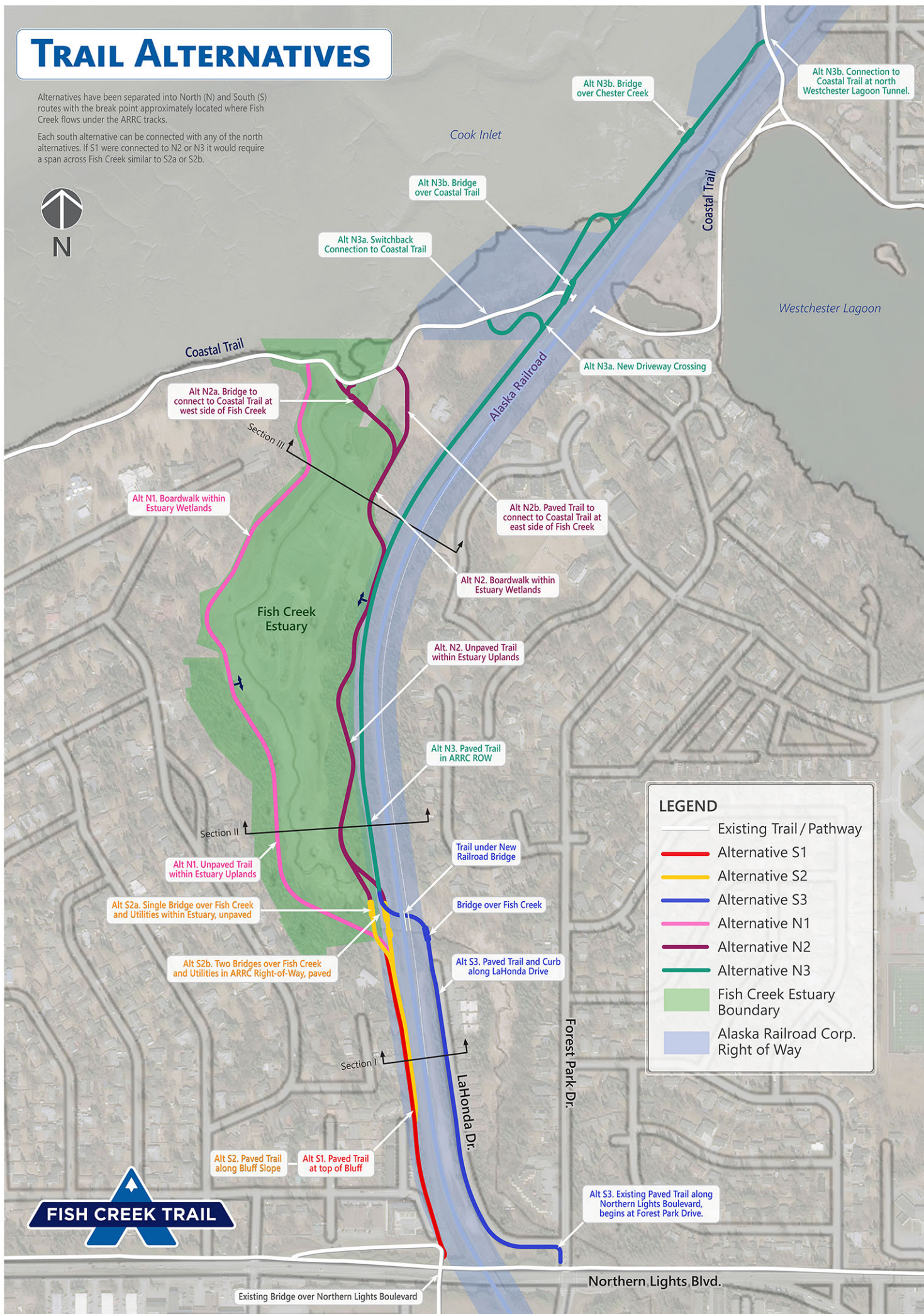
Project No. CFHWY00587



TRAIL ALTERNATIVES

Alternatives have been separated into North (N) and South (S) routes with the break point approximately located where Fish Creek flows under the ARRC tracks.

Each south alternative can be connected with any of the north alternatives. If S1 were connected to N2 or N3 it would require a span across Fish Creek similar to S2a or S2b.



LEGEND

- Existing Trail / Pathway
- Alternative S1
- Alternative S2
- Alternative S3
- Alternative N1
- Alternative N2
- Alternative N3
- Fish Creek Estuary Boundary
- Alaska Railroad Corp. Right of Way



Existing Bridge over Northern Lights Boulevard

Northern Lights Blvd.