

REAL ESTATE

The Alaska Railroad owns a land reserve in Seward that encompasses about 328 acres. Much of this land is used for train operations. This includes the rail yard where train maintenance and maneuvering occurs, as well as the passenger depot and terminal facilities. Operating lands also include the docks and adjacent uplands, which support intermodal operations.

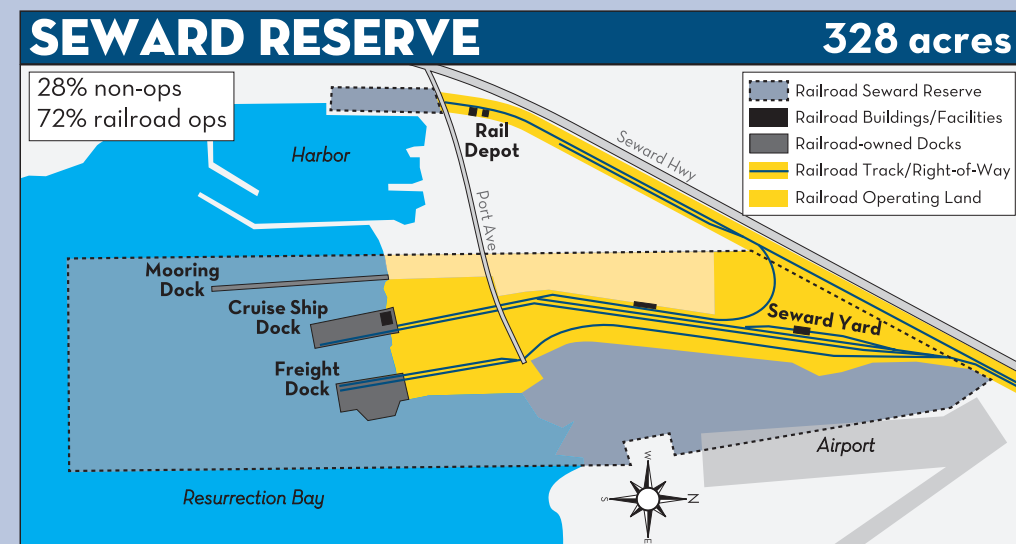
Railroad land not used to support railroad operations, or not set aside for future capital and expansion opportunities, is made available for lease or permitted use. Local businesses and government agencies have already leased or permitted about four dozen acres, leaving several dozen acres still available in prime development areas located within a busy waterfront context. For real estate developers and businesses, a key attraction of the area is its easy access to transportation hubs, including the port, rail and airport. Moreover, railroad land lies at the heart of Seward commerce, just a short distance from the small boat harbor and downtown.

To support and encourage investment in the community, the Alaska Railroad is developed a Master Land Use Plan in close coordination with the City of Seward. The plan outlines areas available for current and future train operations, potential railroad business expansion, for permitted use by marine / logistics enterprises and utilities, and for lease to developers and business investments.

For information about permitting and leasing opportunities, contact the Alaska Railroad Real Estate & Facilities Division office in Anchorage at (907) 265-2670.

Seward Intermodal Facility Rental

Located at 913 Port Avenue on the Cruise Ship Dock, the railroad's Dale Lindsey Seward Intermodal Facility is available for rent mid-September to mid-May, when it is not in use to support cruise ship operations. Remodeled in 2003, the building features a 25-foot ceiling, heated concrete floors, and walls decorated with scenic banners. With ample adjacent parking, the 24,000 square-foot facility includes remarkable open space that can accommodate sizeable gatherings. Capacity ranges from 800 (sit-down dinner) to 1,675 (standing room). For rental information, including availability and pricing, contact the Seward Dock Office at (907) 265-2209.



CONTACT INFORMATION

For Seward Dock Information:

Contact the Alaska Railroad Seward Dock Operations Office

Physical Address: 913 Port Avenue • Dale Lindsey Seward Intermodal Facility

Mailing Address: P.O. Box 95 • Seward, AK 99664

Christy Terry, Seward Port Manager

(907) 265-2209 or TerryC@akrr.com

Dwayne Atwood, Assistant Seward Port Manager

(907) 265-2696 or AtwoodD@akrr.com

For Real Estate Information:

Contact Alaska Railroad Real Estate & Facilities Division

Physical Address: 327 W. Ship Creek Avenue • Anchorage, AK 99501

Mailing Address: P.O. Box 107500 • Anchorage, AK 99510-7500

Fax: (907) 265-2450

Andrew Donovan, Real Estate Director

(907) 265-2617 or DonovanA@akrr.com

For Rail Transportation Information:

Contact Alaska Railroad
Marketing & Customer Service Division

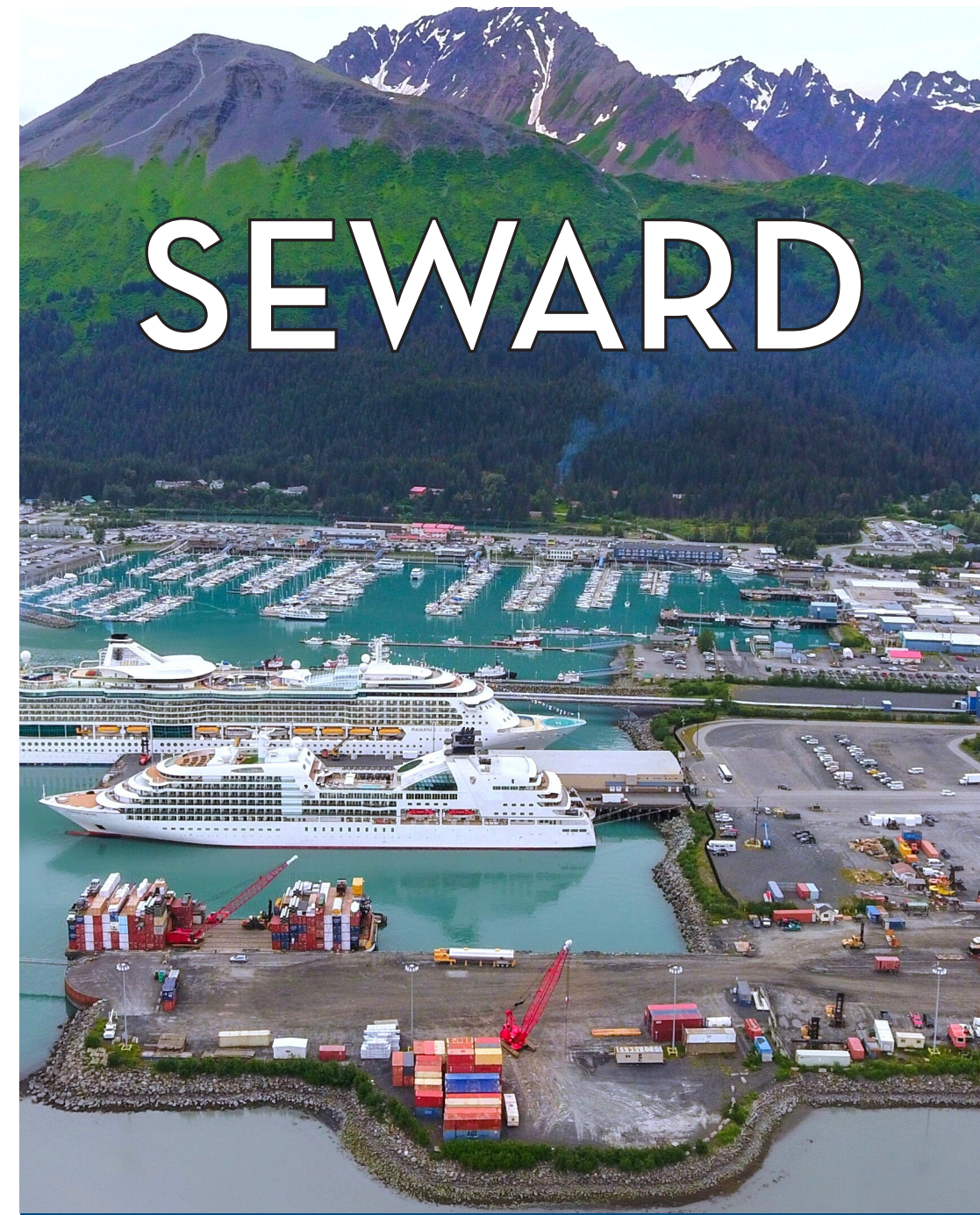
Physical Address: Anchorage Historic Depot • 431 W. First Avenue

Mailing Address: P.O. Box 107500 • Anchorage, AK 99510-7500

Tim Williams, Freight Sales & Marketing Director

(907) 265-2669 or WilliamsT@akrr.com

www.AlaskaRailroad.com



INTERMODAL

TERMINAL & FACILITIES

PASSENGER | FREIGHT | REAL ESTATE

SEWARD: AN INTERMODAL GATEWAY

As the gateway to Kenai Fjords National Park, Seward's waterfront annually draws thousands of residents and visitors to the stunning shores of Resurrection Bay in the Gulf of Alaska. This strategic ice-free deep-water port (sea floor elevation is -42 feet) conveys a wide variety of commodities and natural resources, with cargo exported to international markets as well as imported to Alaskan customers and communities. The area is ripe for growing commerce, and the Alaska Railroad's local infrastructure and land assets offer important catalysts for economic development.

DOCK FACILITIES

A high percentage of Seward Port users make intermodal connections through the Alaska Railroad terminus on the waterfront. Annually, more than 200,000 people and all types of cargo enter or exit Seward via the railroad dock facilities. Docks are directly connected to the state's rail system, which carries freight, resources and passengers to key hubs in Whittier, Anchorage, Wasilla, Palmer, Denali and Fairbanks/ North Pole and communities in between. Dock facilities and the railroad support freight routes around the state through connections to ports, rivers and roads in every region.

Freight Dock

Uses: Preferred for freight, but available for passenger vessels.

Size: Originally 620 by 200 feet. In 2007, the dock's north half was widened 120 feet on the east side to provide more room for trucks and equipment to maneuver.

Docking: One (1) side

- West side equipped with seven (7) fenders and nine (9) mooring bollards.
- One (1) mooring dolphin with a single bollard 71.5 feet from the end of the dock (accessible by a catwalk)

Surface features:

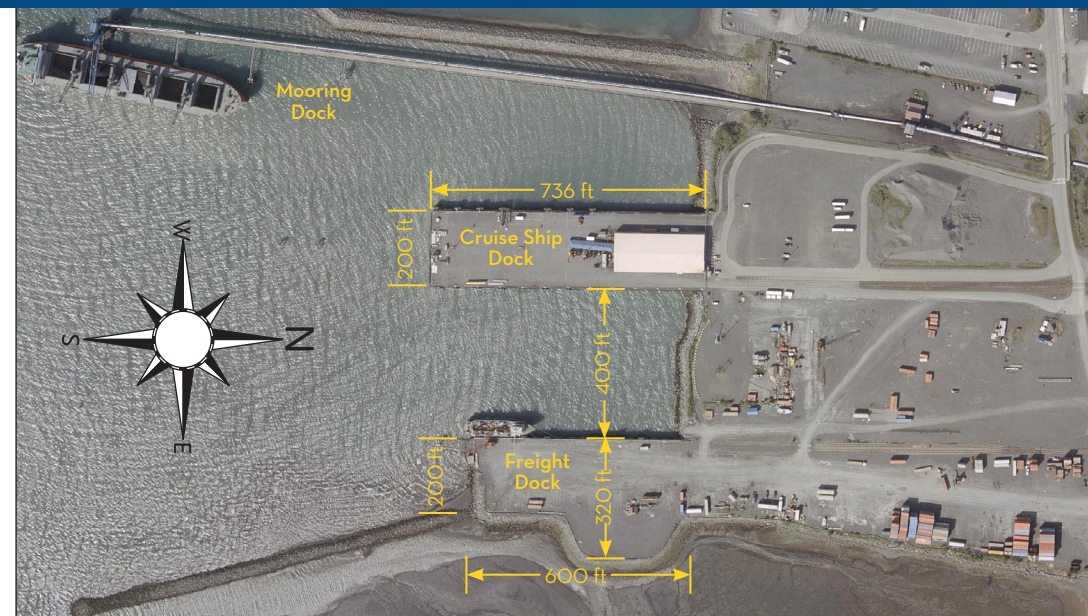
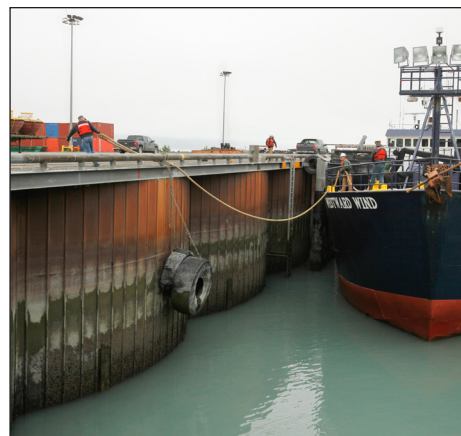
- Compacted gravel surface
- Double track extends to end of dock, flush with surface
- Top-of-dock elevation: 20 feet MLLW
- Designated front ramp unloading / loading area
- 8000+ sq. ft. paved area with electrical power and water service
- Cranes and boom trucks available through terminal use permit holders

Utilities:

- Four (4) 70-foot high mast light towers for illumination
- Water

Uplands:

- Ample space for temporary cargo lay-down and storage
- Fenced perimeter, card access gates and security cameras



Cruise Ship Dock

Uses: Preferred for passenger vessels, including large 3,000(plus)-passenger cruise ships. Also available for freight.

Size: 736 by 200 feet

Docking: On both sides

- Each side equipped with 10 fenders and 12 mooring bollards.
- 2 mooring dolphins: 300 and 400 feet from the end of the dock.

Surface features:

- Asphalt surface
- Top-of-dock elevation: 24 feet MLLW

Utilities:

- Three 70-foot high mast light towers for illumination
- Both sides have metered potable water connections with flow up to 150 gal/min
- Electrical hook-up 3-phase up to 600 amp / 480 volts

Terminal:

- 240-by-100-foot Dale Lindsey Seward Intermodal Facility on shore side of pier
- Intermodal connection for cruise and other maritime passengers

Uplands:

- Partially paved and fully lit parking area
- Circular driveway for bus, shuttle and private vehicle pick-up/drop-off
- Pathway connects pedestrians to downtown walking corridors
- Paved rail passenger platform offers a safe train-boarding area



Mooring Dock

Uses: Preferred short or long term berth for vessels not handling cargo. Also available for light freight, equipment, stores and personnel transfers.

Size: Approximately 1700 feet long

Docking: One (1) side; fenders and dolphins at 200- to 250-foot intervals

Features:

- Vehicle Access
- Articulated gangway
- Fenced perimeter for secure storage



Dock Security

An 8-foot fence encloses Freight Dock uplands. Rolling gates at three access points can be locked as required. A security guard shelter is located at the north (shore) end, and entrance to the Freight Dock can be secured for vessels as required. The Cruise Ship Dock has a security guard shelter at the shore end, next to the terminal building. Locked gates secure the dock on either side of the terminal.

An 8-foot fence is installed along the shoreline between the three docks and video surveillance cameras are installed in strategic locations. Contract security services for the docks can be arranged through the Alaska Railroad.

Dock Use and Documentation

All vessels must complete a *Berthing Application* and provide a manifest at least 96 hours prior to docking. A *Terminal Use Permit* is required for cargo operations or vessel servicing. The Alaska Railroad docks are open labor docks.

The Alaska Railroad Corporation *Seward Terminal Tariff* document applies to all vessels using the wharves and /or facilities owned or operated by the Alaska Railroad in Seward. The document outlines the rates, fees, rules and regulations for wharfage, dockage and other terminal services. The most current *Seward Terminal Tariff* is available online at www.AlaskaRailroad.com > Freight Services > Tariff Rates.

The *Berthing Application*, *Terminal Use Permit* and *Terminal Tariff* are available from the ARRC Seward Dock Office staff located in the Seward Intermodal Facility.

Marine Services

Seward businesses provide many maritime services (noted below). The Seward Chamber of Commerce lists businesses, their services and contact information in an online directory at www.Seward.com > About > *Seward Marine Service Directory*.

- Stevedoring / cargo handling
- Marine refueling
- Waste handling and removal
- Electricity and other slip utilities
- Cargo transport / distribution
- Equipment rental
- Marine gear and supplies
- Boat storage
- Marine equipment and electronics repair
- Full-service shipyard / drydock
- Marine welding and fabrication
- Crew / passenger ground transportation
- Crew social and recreation support
- Crew and passenger medical services
- Marine education, training and research
- Seafood processing and packaging

