

***AMENDED PUBLIC NOTICE**

PROPOSAL TO LEASE

The **Alaska Railroad Corporation** (ARRC) proposes to issue a Ground Lease to **ABLE, LLC** covering real property located within the ARRC Fairbanks Reserve, situated in the Fairbanks Recording District, Fourth Judicial District, State of Alaska, as described below:

Lots 7, 8 & 9, Block D of the unrecorded plat entitled "Chena Industrial Subdivision" dated Oct. 18, 1968, last revised April, 1969, ARRC #3452.01, sheet 3 of 3, as depicted on a Record of Survey recorded in the Fairbanks Recording District as Plat 2022-55, containing 52,500 square feet, more or less.

The above-described parcel was publicly noticed and approved for leasing in September 2024. The previously approved lessee subsequently requested that the approved lease be issued in the name of a different entity under the same ownership as the originally-approved lessee.

Proposed Term of Lease: Thirty-five (35) years

Proposed Option to Extend Term of Lease: N/A

Physical Address: 1881 Fox Avenue, Fairbanks

Use of the Premises: Retail, warehousing and office space consistent with Lessee's business.

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

Comments may be submitted in writing to the Leasing Manager, Real Estate, P.O. Box 107500, Anchorage, Alaska 99510-7500 or by email to real-estate-public-comment@akrr.com and **must be submitted on or before March 27, 2025**, after which time the ARRC's decision to **issue a lease may become final**. Oral comments may also be presented at the March 28, 2025 ARRC Board meeting. Questions may be directed to the Leasing Manager of Real Estate at 907-265-2325.