Included in this packet are the following documents:

**Lease Overview and Timeline**
Provides an outline of Application Process
- Submit application
- Review process
- Public notice (Required by Long-term Lease Policy.) **
- Appraisal acquired to determine fair market value **
- Survey (if required) **
- Submit to Alaska Railroad Corporation (ARRC) Board of Directors for approval
- Execute Lease

**Lease Application Procedure**
Identifies documents and information required for various business entities based on business structure—please read carefully.

(When all required documents have been submitted, the ARRC will initiate the lease review process.)

**Lease Application**

**Credit Application**
- Bank Release Form
- Credit Information Release Form

**Personal Guaranty**

**Environmental Questionnaires**

**Other Documents**
- ARRC Long Term Lease Policy
- Sample Ground Lease (Upon Request)

*Please note:* This document will be modified as required based on individual lease issues.

** ** Applicant will reimburse ARRC for all costs associated with the public notice, appraisal, and survey (if paid for by ARRC) if applicant does not execute the lease after it has been approved by ARRC Board of Directors.
ALASKA RAILROAD CORPORATION
Lease Application Procedures

Please complete the forms as listed below and provide requested information when submitting your lease application package.

EXISTING BUSINESS

*Sole Proprietorship*
- Lease application
- Credit application
- Statement of business purpose, prior experience of management or business owners
- Personal Guaranty
- Business License
- Business financial statements: last two years plus most recent (signed and dated)
- Business tax returns: last two years
- Written explanation of any significant financial changes over the last two years

*Partnership*
- Lease application
- Credit application
- List of Partners and percentage of ownership
- Personal Guaranty
- Business License
- Statement of business purpose, prior experience of management or business owners
- Business financial statements: last two years plus most recent (signed and dated)
- Business tax returns: last two years
- Written explanation of any significant financial changes over the last two years

*Corporation*
- Lease application
- Credit application
- Personal Guaranty
- List of Shareholders and percentage of ownership
- Business License
- Statement of business purpose, prior experience of management or business owners
- Business financial statements: last two years plus most recent (signed and dated)
- Business tax returns: last two years
- Written explanation of any significant financial changes over the last two years

If this information has been submitted within the past year, please submit updated information only.

NEW BUSINESS

- Lease application
- Credit application
- Personal Guaranty
- Business License
- List of partners or shareholders and percentage of ownership
- Statement of business purpose, prior experience of management or business owners
- Pro forma two-year income statement
- Pro forma two-year balance sheet
- Business plan if available

All requested information must be submitted in order for lease request to be considered.

Note: All financial information supplied to the ARRC will remain confidential and not be released for public scrutiny under Applicable Public Records Statutes.
# LEASE APPLICATION

<table>
<thead>
<tr>
<th>APPLICANT’S NAME:</th>
<th>PHONE NUMBER:</th>
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<th>MAILING ADDRESS:</th>
<th>CITY:</th>
<th>ST:</th>
<th>ZIP:</th>
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<table>
<thead>
<tr>
<th>NAME TO APPEAR ON LEASE (IF DIFFERENT FROM ABOVE):</th>
<th>PHONE NUMBER:</th>
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# BUSINESS INFORMATION

**APPLICANT IS:**

- [ ] INDIVIDUAL (SOLE PROPRIETOR)
- [ ] PARTNERSHIP
- [ ] CORPORATION
- [ ] LLC
- [ ] OTHER

**IF CORPORATION, WHAT STATE:**

**IF LLC, NAMES AND ADDRESSES OF ALL MEMBERS (USE BACK OF FORM IF NEEDED):**

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>CITY</th>
<th>STATE</th>
<th>ZIP</th>
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**IF PARTNERSHIP, NAMES AND ADDRESSES OF ALL PARTNERS (USE BACK OF FORM IF NEEDED):**

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<th>NAME</th>
<th>ADDRESS</th>
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**NAME AND ADDRESS OF AUTHORIZED REPRESENTATIVE (IF A CORPORATION, PRESIDENT, IF A PARTNERSHIP, MANAGING PARTNER):**

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<th>NAME</th>
<th>ADDRESS</th>
<th>CITY</th>
<th>STATE</th>
<th>ZIP</th>
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**LENG TH OF TIME IN SAME BUSINESS:**

## LEASE PROPERTY INFORMATION

If Less Than 5 Years In Same Business, Give Prior Employment History For Each Sole Proprietor, Member, Partner Or Corporation Principal (Use Back Of Form If Needed).

<table>
<thead>
<tr>
<th>LEGAL DESCRIPTION OF PROPOSED LEASE PREMISES:</th>
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<tr>
<th>PROPOSED USE OF PROPERTY:</th>
<th>REQUESTED LEASE TERM:</th>
<th>DESIRED COMMENCEMENT DATE:</th>
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**PRESENT IMPROVEMENTS ON PROPERTY:**

**PROPOSED DEMOLITION OF PRESENT IMPROVEMENTS (IF ANY):**

**TYPE AND CHARACTER OF PROPOSED CONSTRUCTION (IF ANY):**

<table>
<thead>
<tr>
<th>COMMENCEMENT DATE OF PROPOSED CONSTRUCTION:</th>
<th>COMPLETION DATE OF PROPOSED CONSTRUCTION:</th>
<th>ESTIMATED COST OF PROPOSED CONSTRUCTION:</th>
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**UNDERGROUND TANKS:**

- [ ] YES
- [ ] NO

**RAIL SERVICE REQUIRED:**

- [ ] YES
- [ ] NO

**REQUESTED LEASE PAYMENT SCHEDULE:**

- [ ] ANNUAL
- [ ] SEMI-ANNUAL
- [ ] QUARTERLY
- [ ] MONTHLY
LENDER/BANK INFORMATION

INTENDED METHOD OF FINANCING IMPROVEMENTS:


LENDER’S NAME AND ADDRESS

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>CITY</th>
<th>STATE</th>
<th>ZIP</th>
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INSURANCE INFORMATION

INSURANCE COMPANY | GENERAL LIABILITY POLICY NO: | CASUALTY POLICY NO:

NAMES OF INSURANCE AGENT(S):

BONDING COMPANY: | BOND NUMBER: | NAME OF AGENT:

CREDIT REFERENCES

CREDIT REFERENCES:

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>CITY</th>
<th>STATE</th>
<th>ZIP</th>
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AUTHORIZATIONS & ACKNOWLEDGMENTS

APPLICANT, ON BEHALF OF PROPOSED LESSEE, HAS READ AND UNDERSTANDS THE ALASKA RAILROAD CORPORATION’S LONG TERM POLICY:

____________________________________________________________

PRINTED NAME OF APPLICANT

____________________________________________________________

APPLICANT’S SIGNATURE  ________________  DATE

I HEREBY AUTHORIZE ANY INSTITUTE TO RELEASE CREDIT INFORMATION CONCERNING MYSELF AND/OR PARTNERSHIP OR CORPORATION TO
THE ALASKA RAILROAD CORPORATION. AUTHORIZATION IS GIVEN TO ENABLE ARRC TO EVALUATE MY REQUEST TO LEASE:

____________________________________________________________

SIGNATURE  ________________  DATE

ADDITIONAL INFORMATION

SPACE FOR ADDITIONAL INFORMATION:


Non-Refundable Administrative Fee

With Applicant’s formal application to lease, Applicant will include payment of a Five Hundred Dollar ($500.00) administrative fee. Even if the application is denied, the fee will be retained to defray administrative costs. ARRC/Lessor may increase the administrative fee from time to time when an increase becomes necessary to cover cost. Applicant will reimburse ARRC for all costs associated with the appraisal, and survey (if paid for by ARRC) if applicant does not execute the lease after it has been approved by ARRC Board of Directors.
CREDIT APPLICATION - TERMS & CONDITIONS

Customer herein applies for the extension of credit regarding payment for services provided by AKRR. Prior to the establishment of credit, any and all moves will be done on a cash basis.

Customer agrees:

A) That the extension of authorized credit terms is at the discretion of AKRR. Failure to comply with the terms and conditions found herein may constitute suspension of credit or the requirement of a security deposit, surety bond or other form of insurance.

B) Freight, accessorial/incidental charges are due within 30 DAYS from invoice date. Payment shall be deemed to have been made upon receipt of funds in AKRR’s bank.

C) Passenger charges are due within 30 DAYS from invoice date. Payment shall be deemed to have been made upon receipt of funds in AKRR’s bank.

D) Real estate charges are due, without notice or demand, in advance on or before the first day of the billing term. Payment shall be deemed to have been made upon receipt of funds in AKRR’s bank.

E) All past due items will accrue late payment charges in the amount of 10.5% per annum, or the highest permissible lawful rate unless the amount is under specific, legitimate dispute between AKRR and Customer.

F) That if payment is not made and received in accordance with the documented credit terms, AKRR is specifically authorized to pursue all legal collection remedies. Any costs incurred in the process of collecting past due indebtedness will be the responsibility of the party owing said amount.

G) That any account shall be paid in full in accordance with the authorized credit terms extended and no deductions (by way of contra accounts or other off-sets regarding claims against AKRR) shall be made unless specific arrangements for postponing receipt of said payment (pending investigation and action by AKRR) has been authorized by an AKRR representative. In the absence of such arrangements (prior to the normal due date, “within credit terms”), the presumption will be that items billed and booked are correct.

H) To be responsible for all freight and miscellaneous/sundry items charged to its account in accordance with information reflected on waybills. Any dispute between consignor(s) (shipper) or consignee (receiver) as to payment of these charges is to be settled between them.

I) That unless otherwise provided, transactions are subject to AKRR’s published rates, terms and conditions as provided in, but not limited to AKRR Tariff Rates.

J) That payment will be received in accordance with Customer’s authorized credit terms even if Customer uses a third party payables outfit. No relief or additional days will be granted to Customer that out-sources its accounts payable. Any and all issues arising will be resolved between Customer and its Accounts Payable agent.
K) That AKRR is entitled to obtain information from any legitimate source in support of this application.

L) That, if available and applicable, Customer will receive and process invoices by electronic means (e.g., pdf, EDI, etc).

M) That, if available and applicable, Customer will provide remittance detail to arremit@akrr.com when sending payment.

N) That any changes, modifications, or alterations to this application for credit is not permitted and shall constitute an automatic rejection at this time. Customer acknowledges that it will be required to reapply for credit.

IN ORDER TO EXPEDITE THE PROCESSING OF THIS CREDIT APPLICATION, ENSURE THAT ALL REQUESTED INFORMATION IS PROVIDED.

It is hereby warranted the policy above has been read and understood and that application information provided is correct. Furthermore, I represent that the applicant herein indicated has the financial ability and willingness to pay all invoices within established terms.

Printed Name & Title

Signature & Date

EXECUTE & RETURN TO: ALASKA RAILROAD CORPORATION
ATTN: ACCOUNTS RECEIVABLE
PO BOX 100520
ANCHORAGE, ALASKA 99510-0520

FAX: 907.265.2517
EM: arremit@akrr.com

Anchorage Telephone Numbers
(For billing issues/disputes/questions)

<table>
<thead>
<tr>
<th>Book freight/car locate</th>
<th>Tel</th>
<th>Fax</th>
<th>Freight rates</th>
<th>Tel</th>
<th>Fax</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marketing</td>
<td>907.265.2485</td>
<td>907.265.2597</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Freight bill questions</th>
<th>Tel</th>
<th>Fax</th>
<th>Tour Group Info</th>
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</thead>
<tbody>
<tr>
<td>Accounts Receivable</td>
<td>907.265.2650</td>
<td>907.265.2517</td>
<td>Passenger Tour Services Coordinator</td>
</tr>
<tr>
<td>Revenue &amp; Billing</td>
<td>907.265.2480</td>
<td>907.265.2517</td>
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<table>
<thead>
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<th>Real Estate</th>
<th>Tel</th>
<th>Fax</th>
<th>Passenger Services</th>
</tr>
</thead>
<tbody>
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<td>Leases</td>
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<td>907.265.2450</td>
<td>Accounting</td>
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<tr>
<td>Permits</td>
<td>907.265.2465</td>
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<tr>
<td>Other</td>
<td>907.265-2670</td>
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</tbody>
</table>

Revenue & Billing | 907.265.2480 | 907.265.2517 |

Passenger Services | 907.265.2322 | 907.265.2323 |
**CREDIT APPLICATION/INFORMATION**

<table>
<thead>
<tr>
<th>Full Business Name</th>
<th>Commodity to be shipped</th>
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<tr>
<th>Credit Amount Requested</th>
<th>Have you had an account with AKRR under a different name?</th>
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<tbody>
<tr>
<td></td>
<td>Yes</td>
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<tr>
<th>Have you ever filed bankruptcy?</th>
<th>If Yes, When?</th>
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<tr>
<td>Yes</td>
<td>No</td>
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<tr>
<th>Street</th>
<th>State/Province / ZIP</th>
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<tr>
<th>Tel</th>
<th>Fax</th>
<th>Website</th>
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<tr>
<th>Proprietorship</th>
<th>Corporation</th>
<th>Partnership</th>
<th>LLC</th>
<th>Other</th>
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<tr>
<th>State of Incorporation</th>
<th>Year</th>
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**BILLING ADDRESS / INFORMATION**

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<tr>
<th>Accounts Payable Contact</th>
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<th>Email #1</th>
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<tr>
<th>Invoice format</th>
<th>Mail</th>
<th>Email (preferred)</th>
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**TRADE REFERENCES**

<table>
<thead>
<tr>
<th>Name of First Reference</th>
<th>Address (Street or PO Box)</th>
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<th>State/Province / ZIP</th>
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<th>Name of Second Reference</th>
<th>Address (Street or PO Box)</th>
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<th>Name of Third Reference</th>
<th>Address (Street or PO Box)</th>
<th>City</th>
<th>State/Province / ZIP</th>
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<th>Email</th>
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**BANK REFERENCE**

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<th>Name</th>
<th>City, State, ZIP</th>
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<th>Name of Contact</th>
<th>Title</th>
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**DISCLOSURE & AGREEMENT:** The information above has been provided in confidence for the purpose of obtaining credit and is warranted to be true. Applicant authorizes the ARRC to investigate the references listed. The undersigned individual who is either a principal of the credit applicant or a sole proprietorship of the credit applicant, recognizing that his/her individual credit history may be a factor in the evaluation of the credit history of the applicant, hereby consents to and authorizes the use of consumer credit report on the undersigned by ARRC, from time to time as may be needed, in the credit evaluation process. Accounts past due are subject to credit discontinuance without notice. Interest shall accrue on all past due balances at the rate of 10.5% per annum.

**SIGNATURE:**

(Print clearly or type) Owner or Officer

**SIGNATURE:**

(Print clearly or type) Owner or Officer

**RETURN TO:**

ALASKA RAILROAD CORPORATION
PO BOX 100520
ANCHORAGE, AK 99510-0520

ATTN: ACCOUNTS RECEIVABLE
TEL: 907.265.2650
FAX: 907.265.2517

**Em:** arremit@akrr.com
CREDIT INFORMATION RELEASE FORM

Date: ________________________

__________________________________
Account #: ________________________

The individual/company shown below has authorized release of credit information to the Alaska Railroad Corporation. Please provide the information requested below and return promptly via fax or email.

Should you need any further information please contact me.

ALASKA RAILROAD CORPORATION

By: Accounts Receivable Manager
arremit@akrr.com
Tel: 907.265.2650
Fax: 907.265.2517

AUTHORIZATION TO RELEASE CREDIT INFORMATION

I hereby authorize release of credit information to the Alaska Railroad Corporation for:

_______________________________
(Individual/Company)

__________________________________
Print Name

__________________________________
Authorized Signature

Title

Date

CREDIT INFORMATION REQUESTED

Average Balance: $ ______ Times Overdrawn: _______ Date Acct Opened: ________

Date Account Opened: ________________________ Prompt Payments? Yes ☐ No ☐

High Credit Amount: $ ________________ Current Balance: $ ________________

Amount Past Due: $ ________________ Terms: ___________________________

Comments: ____________________________________________________________

____________________________________________________________________
**Bank Release Form**

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The individual/company shown below has authorized release of credit information to the Alaska Railroad Corporation. Please provide the information requested below and return promptly via fax or email.

Should you need any further information please contact me.

**Alaska Railroad Corporation**

By: Accounts Receivable Manager  
    arremit@akrr.com  
    Tel: 907.265.2650  
    Fax: 907.265.2517

**Authorization to Release Credit Information**

I hereby authorize release of credit information to the Alaska Railroad Corporation for:

(Individual/Company)

<table>
<thead>
<tr>
<th>Print Name</th>
<th>Authorized Signature</th>
<th>Title</th>
<th>Date</th>
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**Credit Information Requested**

Average Balance: $ ___________  
Times Overdrawn: ___________  
Date Acct Opened: ___________

**Loan History:**

- Available Credit: $ ___________  
  - Discounts ___________
- Secured Credit: $ ___________  
  - Prompt
- Current Balance: $ ___________  
  - Slow ___________ Days

**Manner of Payment**

Comments:

__________________________________________________________
PERSONAL GUARANTY (Real Estate)

1. In consideration of and as an inducement to the Alaska Railroad Corporation ("ARRC") to enter into a new lease and otherwise do business with and extend credit to:______________________________, whose mailing address is ________________________________, hereinafter referred to as "Lessee".
I, ________________________________, the undersigned Guarantor, hereby personally guarantee performance, payment, and collection of all obligations of Lessee to ARRC under said lease or otherwise, whether now existing or created in the future. This guaranty is absolute and unconditional, and is made for myself, my estate, personal representatives, executors and assigns.

2. I waive any rights I might otherwise have to: Notice of ARRC's acceptance of this guaranty; notice of changes in the obligations of Lessee to ARRC, including (but not limited to) compromises, extensions or accelerations in time for performance, releases of the Lessee or other guarantors, or the addition of other guarantors, or changes with respect to any security given by Lessee or other guarantors; notice of Lessee's default on its obligations to ARRC; and protest and notice of protest.

3. Upon Lessee's default under the terms of its lease with ARRC, I agree to immediately perform Lessee's outstanding obligations including the payment of any sums that may be due under the lease. ARRC need not seek performance, payment, or collection from Lessee or any other guarantor or any other security before seeking performance, payment, or collection from me.

4. If more than one person guarantees Lessee's performance, payment, or collection, I agree to be jointly and severally liable with all other guarantors for performance, payment, and collection. Any delay by ARRC in enforcing Lessee's obligations or my obligations under this guaranty shall not limit, release, or discharge my obligations under this guaranty. Any other person or entity liable for any obligation I have herein guaranteed may be released without affecting my liability. I agree to pay all costs and attorney's fees incurred by ARRC in enforcing its rights against Lessee and all guarantors, including myself.

5. So long as I am a shareholder or principal of the Lessee, this guaranty may not be revoked or terminated. To revoke this guaranty with respect to future obligations of Lessee, I must provide evidence satisfactory to ARRC that I am no longer a shareholder or principal of the Lessee along with written notice of revocation to ARRC's Vice President of Real Estate, such notice to be personally delivered or mailed certified mail, return receipt requested. Such revocation will not release me of liability for obligations arising before the date ARRC receives the written notice of revocation.

6. This guaranty constitutes the entire understanding between myself and ARRC, and cancels and supersedes all prior negotiations, understandings and agreements, oral or written, relating to the subject matter hereof. No amendment or modification of any of the provisions of this guaranty shall be valid unless set forth in a written amendment to this agreement signed by both parties. This guaranty is governed by the laws of the State of Alaska.

Dated

GUARANTOR (Signature)

WITNESS (Signature)

Social Security Number

GUARANTOR (Print Name)

WITNESS (Print Name)
1. What is the nature of your business activity on this property?

a. Do you repair or maintain vehicles or equipment on this property? □ Yes □ No

b. Is your business subject to Title III of the Superfund Amendments and Reauthorization Act of 1986 (“Emergency Planning and Community Right-to-Know Act”) based on any extremely hazardous substances, hazardous chemicals, or toxic chemicals you use, generate, or store? □ Yes □ No

If yes, what steps have you taken toward compliance under that law?

2. What waste materials do you generate?

a. Hazardous Waste? □ Yes □ No
   (See 40 CFR, Part 261 for definition)

b. Used or Waste Oil? □ Yes □ No

c. Other?

3. What are your waste disposal practices?
4. Are there any known spills that have occurred on this property?  
   □ Yes  □ No

   If yes, list the ADEC spill #.___________________________________________.

   a. Are you aware of the actions to be taken in the event of a hazardous spill?  
      □ Yes  □ No

      If yes, explain your course of action. ________________________________________
      ____________________________________________
      ____________________________________________.

   b. Has this property been involved in any environmental cleanup in the past?  
      □ Yes  □ No

      If so, please describe. ______________________________________________________
      ____________________________________________
      ____________________________________________.

   c. Have you received any Notice of Violations, orders or clean-up requests, from any local, state, or federal agency?  
      □ Yes  □ No

      If yes, describe, including dates and resolution. ________________________________
      ____________________________________________
      ____________________________________________.

5. Please provide the following information about the property:
   a. Are any water wells in use or abandoned?  
      □ Yes  □ No

      If yes, are they the sole source of drinking water?  
      □ Yes  □ No

   b. Are lead or lead soldered pipes in use?  
      □ Yes  □ No

   c. Is the facility served by the following:
      Public water supply?  □ Yes  □ No
      Public sewer?  □ Yes  □ No

      If no is answered to either of the above, please describe the water source and/or means of sewage disposal, as appropriate. ______________________________________.
d. Is there an area on this property that is designated for snow dump? □ Yes □ No

If not, where do you dispose of the snow? ________________________________________.

6. Are there any underground storage tanks located on this property? □ Yes □ No

If yes, what do they contain, and how many are there? ________________________________________

7. Are there any above ground storage tanks located on this property? □ Yes □ No

If yes, what do they contain, and how many are there? ________________________________________

8. Are there any waste discharges to surface water? □ Yes □ No

9. It is a requirement that all business assets and equipment are placed within the lease boundaries.

Are you aware of your lease boundaries □ Yes □ No

10. If there is a structure on this property, was it constructed before 1979? □ Yes □ No

   a. Are there any suspected asbestos containing materials (ACM) observed, such as sprayed
      materials on fireproofing areas, pipe insulation, floor tile, etc.? □ Yes □ No

   b. Is there any visible evidence of peeling, cracking or flaking paint observed? □ Yes □ No

11. Identify all environmental or land use licenses, permits, approvals, authorizations, certifications,
    notices or filings which are required by any governmental agency for the operation of your business
    or the construction of any facilities or alteration of any property. Indicate those now held, date of
    issuance or filing, and date of expiration or date of application (for those not yet held). If issued or
    filed, attach copies.

   ________________________________________
   ________________________________________
   ________________________________________

ENVIRONMENTAL QUESTIONNAIRE
Current Lessee – Page 3 of 4
12. Has an environmental site audit, history, review or assessment ever been performed at this location?

☐ Yes  ☐ No

If yes, state when, what result(s), and attach a copy if available.

13. Are you aware of any environmental problems or potential environmental problems at this location or at any other locations ever owned or used in any manner by you, whether or not such problems have been identified by any federal, state, local authorities?

☐ Yes  ☐ No

If yes, explain. List all real estate ever owned or used by you or any guarantor of the lease which is or may be the subject of environmental problems.

14. Have you ever been denied any environmental license, permit, approval, authorization, or certification?

☐ Yes  ☐ No

If yes, explain.

CURRENT LESSEE

________________________________________

Signature:  ____________________________________

Date  Title:  ____________________________________
Exiting Lessee

1. What was the nature of your business activity, or use on this property? ________________________________
   ________________________________
   ________________________________
   ________________________________

   a. Did you repair or maintain vehicles or equipment on this property?  
      □ Yes □ No

   b. Were any of the following activities performed on this property?  
      □ Yes □ No
      
   Painting
   □ Yes □ No
   Sandblasting painted surfaces
   □ Yes □ No
   Vehicle or small engine dismantling
   □ Yes □ No

   c. Did you store any fuel or chemicals on this property?  
      □ Yes □ No
      If yes, please identify.  ________________________________
      ________________________________
      ________________________________

2. Did you generate any waste materials on this property, other than general refuse (i.e., garbage and office waste)?  
   □ Yes □ No

   a. Hazardous Waste?  
      □ Yes □ No
      (See 40 CFR, Part 261 for definition)

   b. Used or Waste Oil?  
      □ Yes □ No

   c. Other?  ________________________________
      ________________________________
      ________________________________

3. Are there any known spills that have occurred on this property?  
   □ Yes □ No

   If yes, list the ADEC spill #  ________________________________.

   a. Has this property been involved in any environmental cleanup in the past?  
      □ Yes □ No

   If so, please describe:  ________________________________.
b. Have you received any Notice of Violations, orders or clean-up requests from any local, state, or federal agency?  
   ☐ Yes  ☐ No

   If so, please describe: __________________________________________________________

4. Please provide the following information about the property:

   a. Were any water wells in use or abandoned?  ☐ Yes  ☐ No

   b. Is the facility served by the following:
      Public water supply?  ☐ Yes  ☐ No  Public sewer?  ☐ Yes  ☐ No

   If no is answered to either of the above, please describe the water source and/or means of sewage disposal, as appropriate  ________________________________________________________________
                                                                                           ________________________________________________________________
                                                                                           ________________________________________________________________

   c. Are there storm drain lines or manholes on the property?  ☐ Yes  ☐ No

5. Are there any underground storage tanks located on this property?  
   ☐ Yes  ☐ No

   If yes, what do they contain, and how many are there?  ________________________________________________________________
                                                                                           ________________________________________________________________
                                                                                           ________________________________________________________________

6. Are there any above-ground storage tanks located on this property?  
   ☐ Yes  ☐ No

   If yes, what did they contain, and how many were there?  ________________________________________________________________
                                                                                           ________________________________________________________________
                                                                                           ________________________________________________________________

7. If there is a structure on this property, was it constructed before 1979?  
   ☐ Yes  ☐ No

   a. Is there any suspected asbestos containing materials (ACM) observed, such as sprayed materials on fireproofing areas, pipe insulation, floor tile, etc.?  
      ☐ Yes  ☐ No

   b. Was there any visible evidence of peeling, cracking or flaking paint observed?  
      ☐ Yes  ☐ No
c. Are floor drains located in the building? □ Yes □ No

If yes, please describe if they empty into the storm drain, the public sewer system, or to the ground beneath the building.

8. Identify all environmental or land use licenses, permits, approvals, authorizations, certifications, notices or filings you held during the operation of your business or the construction of any facilities or alteration of any property. (Use attached sheet if necessary, or attach a copy of the documents.)

9. Has an environmental site audit, history, review or assessment ever been performed at this location? □ Yes □ No

If yes, please attach a copy if available:

10. Are you aware of any environmental problems or potential environmental problems at this location that have been identified by any federal, state, local authorities? □ Yes □ No

If yes, explain:

EXITING LESSEE

______________________________
Signature: ______________________
Date ___________________ Title: ___________________
New Lessee

1. What is the nature of your business activity or plans for use on this property? ________________________________
   ________________________________
   ________________________________

   a. Do you plan to repair or maintain vehicles or equipment on this property?  
   □ Yes  □ No

   b. Will your business be subject to Title III of the Superfund Amendments and Reauthorization Act of 1986 ("Emergency Planning and Community Right-to-Know Act") based on any extremely hazardous substances, hazardous chemicals or toxic chemicals you plan to use, generate, or store?  
   □ Yes  □ No

   If yes, what steps have you taken toward compliance under that law? ________________________________
   ________________________________
   ________________________________

2. What waste materials do you anticipate generating? You may wish to contact the Municipality of Anchorage (MOA) for Community Right-to-Know reporting requirements. (MOA, Anchorage Fire Dept, CRTK Program, 1301 E. 80th Ave, Anchorage, Alaska 99518).

   a. Hazardous Waste?  
   (See 40 CFR, Part 261 for definition)  
   □ Yes  □ No

   b. Used or Waste Oil?  
   □ Yes  □ No

   c. Other? ________________________________
      ________________________________
      ________________________________

3. Are you aware of the action to be taken in the event of a hazardous spill?  
   □ Yes  □ No

   If yes, explain your course of action. ________________________________
   ________________________________
   ________________________________
4. Please provide the following information about the property:
   
   a. Are any water wells in use or abandoned? □ Yes □ No
   
   b. Are lead or lead soldered pipes in use? □ Yes □ No
   
   c. Is the facility served by the following:
      
      Public water supply? □ Yes □ No
      Public sewer? □ Yes □ No
      
      If no is answered to either of the above, please describe the water source and/or means of
      sewage disposal, as appropriate:
      
      
      
      d. Is there an area on this property that is designated for snow dump? □ Yes □ No
      
      If not, where do you plan to dispose of the snow?
      
      
      
      
      
      5. It is a requirement that all business assets and equipment are placed within the lease boundaries.
      Are you aware of your lease boundaries? □ Yes □ No
      
      6. Identify all environmental or land use licenses, permits, approvals, authorizations, certifications,
      notices or filings which are required by any governmental agency for the operation of your business
      or the construction of any facilities or alteration of any property. Indicate those now held, date of
      issuance or filing, and date of expiration or date of Application (for those not yet held). If issued or
      filed, attach copies:
      
      
      
      
      
      ENVIRONMENTAL QUESTIONNAIRE
      New Lessee – Page 2 of 3
7. Have you ever been denied any environmental license, permit, approval, authorization, or certification?

☐ Yes  ☐ No

If yes, explain:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

NEW LESSEE (COMPANY NAME):

________________________________________

Date

Printed Name

Signature:

Title: