

PORT OF BREMERTON
BOARD OF COMMISSIONERS
REGULAR BUSINESS MEETING

A G E N D A

November 14, 2023
10:00 AM

Bill Mahan Conference Room
Port Administration Offices
Bremerton Nat'l Airport Terminal Bldg
8850 SW State Hwy 3, Bremerton

The Port of Bremerton Board of Commissioners have resumed in-person meetings but are maintaining the option for the public to participate remotely as well. The public is invited to view and/or participate in the hybrid meeting by attending in person or through one of the following options:

- To stream online only (via BKAT feed, with no interaction possible):
<https://bremerton.vod.castus.tv/vod/?live=ch1&nav=live>
- To join the online Zoom meeting: <https://us02web.zoom.us/j/3359030010>
- For audio only; dial 1.253.215.8782; Meeting ID: 335 903 0010

Call to Order

Pledge of Allegiance

Approval of Agenda

Consent Items

All matters listed under Consent Items have been distributed to each member of the Commission for reading and study, are considered to be routine, and will be enacted by one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Items and placed under Action Items by request.

- A. Minutes of the regular business meeting of October 26, 2023.
- B. Payment of checks #902010 through #902022 and #E01716 and #902023 through #902024 and #85348 through #85390 and #E01717 through #E01723 and #902025 through #902028 and #902029 through #902032 from the General Fund for \$117,126.73.

Payment of checks #902033 through #902039 and #902040 through #902041 and #85391 through #85415 and #E01724 through #E01740 from the General Fund for \$215,549.57.

Payment of checks #85416 through #85427 and #E01741 through #E01745 and #902044 through #902047 from the General Fund for \$59,863.69.

Work Study Session

1. 2024 Final Preliminary Budget

Citizen Comments: *Open to the public for comment. Speakers are asked to keep their comments to less than 3 minutes. Please feel free to submit further comments in writing to the Clerk of the Board (gingerw@portofbremerton.org).*

Action Items

1. Resolution 2023-05 updating the Port's Travel Policy
2. Surface and Overhead Avigation Easement for Airport Industrial Way

Staff Reports

Commission Reports / New Business

Executive Session *(if necessary)*

Adjournment

Regular business and other meetings that may be attended by members of the Board

<u>Date</u>	<u>Time</u>	<u>Meeting</u>
11/14	10:00 am	*Commission Regular Business Meeting - Hybrid
11/16	10:00 am	Kitsap Regional Coordinating Council (KRCC) Executive Committee
11/16	600 pm	KRCC Legislative Reception
11/23-24		Thanksgiving Holiday – All Port Offices Closed
11/28	6:00 pm	*Commission Regular Business Meeting - Hybrid

Meetings are subject to change or cancellation

**Denotes events in which two (2) or more Commissioners may attend*

PORT OF BREMERTON
BOARD OF COMMISSIONERS
REGULAR BUSINESS MEETING

MINUTES

October 24, 2023
6:00 PM

Bill Mahan Conference Room
Port Administration Offices
Bremerton Nat'l Airport Terminal Bldg
8850 SW State Hwy 3, Bremerton
Remote Option via Zoom

Commissioners and Staff Present

Commissioners
Axel Strakeljahn
Gary Anderson
Cary Bozeman

Staff Members
Jim Rothlin
Arne Bakker
Jeremiah Wiley
James Weaver
James Goodman
Monroe Whitman IV
Ginger Waye
Stephanie Frame
Anne Montgomery, Atty

Call to Order

President Strakeljahn called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance. He announced the passing of former Port Commissioner Larry Stokes and discussed Commissioner Stokes' contributions to the Port and the community. Thoughts are with his wife Shirley and their family.

Approval of Agenda

It was moved by BOZEMAN, seconded by ANDERSON to:

Approve the Agenda as presented.

MOTION CARRIES, 3-0

Consent Items

- A. Minutes of the regular business meeting and executive session of October 10, 2023.
- B. Payment of checks #902000 through #902001 and #902002 through #902003 and #902005 through #902008 and #85328 through #85347 and #E01706 through #E01712 and #902009 and #E01713 and #E01714 through #E01715 from the General Fund for \$295,815.73. Void Checks #85288 & 85299.

It was moved by STRAKELJAHN, seconded by ANDERSON to:

Approve the Consent Items as presented.

MOTION CARRIES, 3-0

Work Study Session

1. 2024 Preliminary Budget – First Draft

CEO Jim Rothlin described the budget process stating that any edits or changes from tonight will be made and second draft of the preliminary budget will be presented prior to a public hearing and presentation of the final 2024 budget..

CFO Jeremiah Wiley led a PowerPoint presentation providing detail on:

- 2024 budget goals
- Port job generation and economic indirect impact

COO Arne Bakker provided a capital budget overview detailing 2024 capital projects. There was discussion on Port Orchard Marina breakwater replacement funding and construction schedule.

Mr. Wiley continued his presentation detailing:

- Retreat priority rankings and status
- Operating and tax revenue comparisons from 2020-2024
- Operating expenses comparisons from 2020-2024
- 2024 budget operating and non-operating revenues and expenses
- Property tax comparison between 0% and 1%

Staff responded to questions and comments from the Board throughout the presentation.

Citizen Comments - None

Action Items - None

Staff Reports

Jim Rothlin, Chief Executive Officer

- City of Port Orchard has started construction on their wastewater pump station project near the Port Orchard Marina (POM) office. Some of the impacts on POM were discussed.
- The environmental assessment project has begun at the airport.
- Reported on the recent Pacific Northwest Waterways Association (PNWA) conference.

Commission Reports / New Business

Commissioner Bozeman

- Provided the “ask” at YWCA’s annual luncheon earlier in the day. He spoke to the organization and their mission.
- Will serve on Olympic College’s committee for the expansion of their health science facility and on the bond issue task force for the Bremerton School District.

Commissioner Anderson

- Will attend a Washington Autonomous Vehicle Cluster (WAV-C) environmental cleanup event in Illahee tomorrow.

Commissioner Strakeljahn

- Reported on a joint Puget Sound Regional Council (PSRC) and Economic Development District (EDD) executive meeting.
- Will attend two upcoming PSRC meetings and will then head to Alaska on vacation for a couple of weeks.

Executive Session - None

Adjournment

There being no further business before the Board, the meeting was adjourned at 6:57 p.m.

Submitted,

Approved,

Jim Rothlin
Chief Executive Officer
November 9, 2023

Cary Bozeman
Commission Secretary
November 14, 2023

Port of Bremerton
Preliminary Budget
2024

Port of Bremerton 2024 Consolidated Budget

Revenues	2023 Budget	2024 Budget	Change \$	Change %
Airport	646,591	661,449	14,858	2.30%
Industrial Parks	1,614,026	1,711,605	97,579	6.05%
Port Orchard Marina	2,066,810	2,059,884	(6,926)	-0.34%
Bremerton Marina	1,251,640	1,330,630	78,990	6.31%
Other Marinas	94,681	109,706	15,025	15.87%
Total Revenues	5,673,748	5,873,274	199,526	3.52%

Non-Operating Revenues	2023 Budget	2024 Budget	Change	Change
Non-Operating				
Tax Levy	4,006,232	4,123,766	117,534	2.93%
Grants/Loans	333,000	7,283,000	6,950,000	2087.09%
Interest Income	20,000	260,000	240,000	1200.00%
Total Non-Operating Revenue and Expenses	4,359,232	11,666,766	7,307,534	167.63%

Total Revenue (Sources)	10,032,980	17,540,040	7,507,060	74.82%
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Operating Expenses	2023 Budget	2024 Budget	Change	Change
Airport	1,174,561	1,388,693	214,132	18.23%
Industrial Parks	965,237	1,084,166	118,929	12.32%
Port Orchard Marina	1,830,742	1,904,189	73,447	4.01%
Bremerton Marina	1,300,774	1,324,630	23,856	1.83%
Other Marinas	115,290	131,550	16,260	14.10%
General & Administrative	2,571,894	2,495,170	(76,724)	-2.98%
Total Operating Expenses	7,958,498	8,328,398	369,900	4.65%

Non-Operating Expenses	2023 Budget	2024 Budget	Change	Change
Interest Expense	58,000	31,091	(26,909)	-46.39%
Debt Service	118,000	119,325	1,325	1.12%
Total Non-Operating Revenue and Expenses	176,000	150,416	(25,584)	-14.54%

Total Expenses	8,134,498	8,478,814	344,316	4.23%
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Transfer (from)to Restricted Reserve	(802,525)	314,025	1,116,550	-139.13%
Transfer (from)to Unrestricted Reserves	802,525	-	(802,525)	-100.00%
Net Transfer from(to) Reserves	-	314,025	314,025	#DIV/0!

Capital Projects	2023 Budget	2024 Budget	Change	Change
Airport	380,750	787,500	406,750	(380,750)
Industrial Parks	925,750	705,000	(220,750)	(925,750)
Port Orchard Marina	55,000	6,040,500	5,985,500	(55,000)
Bremerton Marina	180,000	152,500	(27,500)	(180,000)
Other Marinas	75,000	777,000	702,000	(75,000)
General & Administrative	281,982	284,701	2,719	(281,982)
Total Capital	1,898,482	8,747,201	6,848,719	360.75%

Total Expenses & Capital (Uses)	10,032,980	17,540,040	7,507,060	74.82%
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**Port of Bremerton
2024 Capital Budget**

Segment	Projects continue into 2024	2023 Project Budget Rollover	2024 Project Budget	Total Project Budget	2024 Project Grants	2024 Project Net
Airport	East Side Environmental Assessment/EIS (AIP 2026)	\$ 450,000	\$ 575,000	\$ 1,025,000	\$ (575,000)	\$ -
Airport	Monument Access/SR3 Beautification	216,973		350,000		-
OVIP	OVIP Sewer Pipe Replacement	137,500	262,500	462,500	(50,000)	212,500
POM	North & East Breakwater (Design)(DOC Grant)*	199,072		1,521,000		-
PO Prop	Bay Street Building Improvements (521 & 525)	120,208		130,000		-
Segment	New Projects for 2024	2023 Project Budget Rollover	2024 Project Budget	Total Project Budget	2024 Project Grants / Reserves	2024 Project Net
Airport	Fire Station Roof and Exterior		60,000	60,000		60,000
Airport	Terminal Buidling Facia Siding		45,000	45,000		45,000
APT/OVIP	Ford F250 Ext Cab w/Toolbox Bed & Ladder Rack		75,000	75,000		75,000
APT/OVIP	Skid Steer Accessories (Snow Removal, Power Box Rake)		20,000	20,000		20,000
APT/OVIP	Large Wastewater Pumphouse		20,000	20,000		20,000
APT/OVIP	Mini Excavator (Stormwater Reserves)		100,000	100,000	(100,000)	-
OVIP	OVIP 1 roof/gutters		150,000	150,000		150,000
OVIP	OVIP 4 Sewer Lift station (Triton Marine)		85,000	85,000		85,000
OVIP	OVIP lot concept plan		100,000	100,000		100,000
BM/POM	Honda ACTY vehicles		25,000	25,000		25,000
BM	A Dock Finger Peirs		100,000	100,000		100,000
BM	Pile Coatings Splash Zone Repairs (20 piles/Year)		40,000	40,000		40,000
POM	Pile Coatings Splash Zone Repairs (40 piles/Year)		130,000	130,000		130,000
POM	North & East Breakwater		5,800,000	5,800,000	(5,800,000)	-
POM	Marina Park Playground Improvements (Grant Funded)		98,000	98,000	(98,000)	-
PO Prop	Bay Street Environmental Project (521 & 525)		760,000	760,000	(760,000)	-
PO Prop	555 Bay street ADA ramp		17,000	17,000		17,000
GA	Site, Utility, Building Improvements		200,000	200,000		200,000
GA	Business Development Opportunities		83,722	83,722		83,722
GA	Rainy Day Fund (Unrestricted Reserves)		100,979	100,979		100,979
	Totals	\$ 1,123,753	\$ 8,847,201	\$ 11,498,201	\$ (7,383,000)	\$ 1,464,201

Capital Budget Funds Available 1,464,201

PORT OF BREMERTON
AGENDA SUMMARY

Agenda Item No: Action Item #1
Subject: Updated Travel Policy
Exhibits: Resolution 2023-05
Prepared By: Jeremiah Wiley, CFO
Meeting Date: November 14, 2023

Summary:

The Port of Bremerton has identified one improvement and one technical correction to the Travel Policy approved by Resolution 2019-10.

The improvement is to Section 5. Travel Expenses (2) Overnight travel is updated to include an exception to the 50-mile requirement for overnight travel. Currently the policy is that overnight travel accommodations will only be paid for if the employee is traveling a distance of over 50 miles from the Port or their home, whichever is closer to the employee's destination. An additional criterion has been added that if attending a conference or training with before and/or after networking opportunities that would benefit the Port, overnight accommodations can be authorized.

The Technical correction is to Section 9. Travel Advances. Currently the policy says that advances for authorized travel made pursuant to procedures outlined in RCW 42.24-120-160 are authorized. Travel advances were revoked by Resolution 2002-29. Section 9. has been updated to reflect that revocation.

Fiscal Impact:

None

Recommendation:

The policy has been reviewed by the Port staff and the staff recommends adoption of the updated Port Travel Policy Resolution 2023-05.

Motion for Consideration:

Move to approve Resolution 2023-05 adopting policies and procedures for travel.

PORT OF BREMERTON
KITSAP COUNTY, WASHINGTON
RESOLUTION NO. 2023-05
DATED: November 14, 2023

A RESOLUTION of the Board of Commissioners, Port of Bremerton, to rescind Resolution 2019-10 and to establish basic rules and regulations governing the reimbursement of travel and other business expenses incurred by Port Commissioners and employees.

WHEREAS, Resolution 2019-10 has become obsolete, and

WHEREAS, the Port Commission desires to update its travel policy to a more contemporary level.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners, Port of Bremerton, that Resolution 2019-10 is rescinded and the following policy is adopted to establish basic rules and regulations governing the reimbursement of travel and other business expenses incurred by Port Commissioners and employees.

SECTION 1. PURPOSE. The purpose of this resolution is to establish basic rules and regulations governing the reimbursement of travel and other business expenses incurred by Port Commissioners and employees. This resolution is adopted pursuant to the authority of RCW 42.24.080 through 42.24.160 and 53.08.175 and 53.08.176.

SECTION 2. POLICY. It shall be the policy of the Port of Bremerton that all Port officials and employees shall have their reasonable and necessary expenses reimbursed when engaged in official port business. Individuals seeking reimbursement have the responsibility for becoming knowledgeable about authorized expenditures and the documentation requirements. Care must be taken to avoid unnecessary or excessive expenditure, as well as expenses not directly and reasonably related to the conduct of Port business or which are otherwise inappropriate. The Port shall not provide reimbursement for these types of expenses. This policy intentionally defines travel and other business expenses as two separate categories.

SECTION 3. OFFICIAL TRAVEL DEFINED. Port Commissioners and employees shall be engaged in official travel on behalf of the Port District when engaged in the following authorized activities:

(1) Travel connected with calling upon customers or potential customers of the Port District for the purpose of promoting and selling the services and facilities of the Port District.

(2) Travel required for the purpose of meeting with, negotiating, or consulting with others for the purpose of carrying out official functions, duties or projects of the Port District. Examples of such travel include but are not limited to meetings or conferences on matters related to:

- (a) airport and harbor planning and development,
- (b) employee relations,
- (c) Port rates and tariffs,
- (d) inspection of new facilities or equipment or potential applications,
- (e) industrial development,
- (f) governmental or legislative activities involving Port matters, and
- (g) other similar activities necessary to Port construction, maintenance, or operation.

(3) Travel connected with attendance at meetings of organizations in which the Port District holds memberships, or to which they are for purposes of education, research, promotion or joint action.

(4) Travel connected with attendance at Port authorized education and training seminars conducted by organizations not directly affiliated with the Port.

(5) Travel for attendance at regular and special meetings of the Port Commission by Port Commissioners.

SECTION 4. AUTHORIZATION FOR TRAVEL. Travel by Port Commissioners, officials or employees shall be authorized as follows:

(1) By this resolution, the Commissioners and the Chief Executive Officer are authorized for travel in accordance with Section 3.

(2) The Directors or Managers of the Port shall authorize all travel of all employees.

(3) Authorization for travel by Port Commissioners and the Chief Executive Officer which exceeds the budgeted allowance for travel shall be approved at a public meeting prior to the scheduled date of the travel.

SECTION 5. TRAVEL EXPENSES. Travel expenses shall be defined to include the following items:

(1) Transportation via official motor vehicle, private automobiles, public transportation (airline, railroad, bus line, or vessel), taxicab, limousine, rented vehicle, or other appropriate means of transportation.

(a) When private vehicles are used, the Commissioner or employee shall be reimbursed at the Internal Revenue Service (IRS) authorized rate (cents per mile traveled) at the time of the travel. The Port will not provide

reimbursement for the costs associated with an employee's receipt of a citation of any kind while on Port business.

(b) To the extent reasonable, rented vehicle, rail, air, bus, or vessel tickets shall be purchased directly by the Port under its credit card or purchase order procedure. If, however, an employee purchases a ticket on his own behalf, a receipt must be submitted with the Claim for Expenses Form seeking reimbursement.

(2) Overnight travel will only be authorized if the employee is traveling a distance of over 50 miles from the Port or from their home, whichever is closer to the employee's destination or if attending a conference or training with before and/or after networking opportunities that would benefit the Port. Lodging includes hotel, motel, or similar accommodations as may be required. Accommodations must be at the most economical rate available to the employee. Lodging expenses shall include room charges and taxes, parking, appropriate meals charged to the room, and other appropriate incidental expenses that may be charged to the room. Ordinarily, lodging expenses shall be purchased directly by the Port under its credit card procedure. If, however, a Commissioner or employee pays for lodging on his own behalf, a receipt must be submitted with the Claim for Expenses Form seeking reimbursement unless indicated otherwise herein.

(3) Meal reimbursement(s) will not be paid for meals that are included in the registration fee, whether or not the employee partakes of the meal. Continental breakfasts are not considered a meal therefore if a registration includes a continental breakfast the Port would reimburse at the per diem rate. No alcohol is to be purchased. Reimbursement for meals will be at a daily per diem. Per diem expenses for meals shall be paid at the U.S. General Services Administration (GSA) rates set by fiscal year, effective October 1 each year. GSA rates are available online, adjusted annually, and searched by city, state or ZIP code.

The following list contains examples of taxable meal allowance or meal reimbursement situations. This list is not intended to be all-inclusive and is provided for illustrative purposes only.

- a) Twelve-hour shift meal allowances.
- b) The cost of meals if the distance for the business trip does not require an overnight stay or long enough to require you to stop to get substantial sleep or rest.
- c) The cost of a meal if the person is away from their duty station and on a "lunch break" and/or their own time.

Meal reimbursement in these situations will be at the daily per diem for each meal and submitted on the Claim for Expenses form. These meals will be subject to applicable federal and state payroll taxes. The direct supervisor must approve payment of any food or meal expense, including payment of per diem meal expenses. Receipts are not required for per diem meal expenses.

(4) Tips/Gratuities. Payment for table service at a restaurant, commonly referred to as a tip, and tips provided for taxi cabs, valet service and the like, are authorized at an

amount not to exceed 15% of the price of the meal or the fee for the service provided. Such tips may be submitted for reimbursement as indicated in Section 6 of this policy. If tips/gratuities exceed the authorized 15%, the excess will not be reimbursed.

(5) Miscellaneous and general expenses connected with travelling may include, but are not limited to, telephone, telegraph and facsimile services, electronic connections for internet and e-mail access, baggage and luggage handling charges, parking fees, taxis, airport shuttle services, stenographic, secretarial, and other charges permitted by law. Claimants are encouraged to submit receipts for all items in this category, however, receipts are only required for miscellaneous and general expenses of \$35.00 or more. Personal entertainment, loss or theft of personal property, personal cell phone or phone expenses for non-Port purposes, airline or trip insurance, or other personal items will not be approved as a travel expense.

(6) Oil company credit cards acquired in the name of the Port are to be used for the purchase of motor fuel and related items only for Port-owned vehicles. Receipts for such purchases are to be submitted to the Chief Financial Officer upon return to Port office.

(7) Authorized Port Credit Cards. Credit cards acquired in the name of the Port are to be used for the purchase of services and goods directly related to Port business. Should the Port Commission, Chief Executive Officer or staff use a Port authorized credit card for travel or other business expenses, the claimant shall:

- (a) Submit a fully itemized travel expense voucher (claim form).
- (b) Accomplish the settlement of the claim within 30 days of the billing date.

SECTION 6. OTHER BUSINESS EXPENSES. When properly authorized, Port Commissioners and employees shall be entitled to their necessary and reasonable business expenses incurred on behalf of the Port District. Such business expenses shall include the cost of attending regular meetings of official groups in which the Port District holds memberships or is otherwise affiliated for the purposes of promotion, education, research or joint action. Such expense shall include charges for registration, meals, printed matter, or such other items as may be necessary in order for the Commissioner or employee to participate in the official proceedings of such properly authorized promotional, educational, research, or joint action group. In order that such business expenses may be allowed, however, it must be shown that the meeting was a business meeting and the employee or Commissioner was an appropriate representative of the Port. Charges reimbursed or paid shall be a necessary part of the Commissioner's or employee's participation in the organization on behalf of the Port. Authorized business expenses including costs incurred for promotional hosting are covered by separate resolution.

SECTION 7. CLAIMS FOR REIMBURSEMENT, FORMS AND APPROVAL. In filing claims for reimbursement for travel and other business expenses, Port Commissioners and employees shall use the standard Claim for Expenses Form provided by the Chief Financial Officer. Such claim forms shall be supported by receipts, documents or other evidence as may be required. Each individual must submit a Claim for Expenses Form for his own expenses. However, on occasions when Port Commissioners or staff are

attending activities together, one Port Commissioner or staff member may pay for authorized expenses for the other Port Commissioners or staff and request reimbursement for his authorized expenses and those of the other Port Commissioners or staff.

All travel reimbursement requests will be reviewed and approved by their direct supervisors.

SECTION 8. CREDIT CARDS. In accordance with RCW 42.24.115, the Port Commission may authorize issuance of credit cards (i.e., VISA/MasterCard) to officers and employees for the purpose of covering expenses incident to authorized travel as defined in this policy. Officers or employees using a credit card issued under this section shall submit a fully itemized travel expense voucher upon billing or no later than 30 days after the billing date. Any charges against the credit card not properly identified on the travel expense voucher or not allowed following the audit required under RCW 42.24.080 shall be paid by the official or employee by check, United States Currency, or salary deduction.

If, for any reason, disallowed charges are not repaid before the credit card billing is due and payable, the Port shall have a prior lien against and a right to withhold any and all funds payable or to become payable to the official or employee up to an amount of the disallowed charges and interest at the same rate as charged by the company which issued the charge card. Any official or employee who has been issued a credit card by the Port shall not use the card if any disallowed charges are outstanding and shall surrender the card upon demand of the auditing officer. The Port shall have unlimited authority to revoke use of any credit card issued under this section, and upon such revocation order being delivered to the credit card company, shall not be liable for any cost.

Officials and employees being issued a credit card will be required to sign a form certifying that they understand that the credit card is to be used for authorized travel as defined in this policy and providing authorization for the Port to withhold any disallowed or unpaid charges plus interest from their pay as provided in RCW 42.24.115.

If a receipt is lost, the date and specific nature and description of the expense and proof of payment (if available through a credit card statement or check) shall be provided to their direct supervisor for written approval, which will be forwarded to the Chief Financial Officer.

SECTION 9. TRAVEL ADVANCES. Advances for authorized travel may no longer be made pursuant to the procedure outlined in RCW 42.24.120-160 as now enacted or hereafter amended. The staff authorization to establish and maintain the revolving fund for travel advances authorized by statute was revoked with Port of Bremerton Resolution No. 2002-29.

SECTION 10. PER DIEM. The Port Commission authorizes the payment of per diem to any Port Commissioner or employee in lieu of reasonable and necessary expenses. Per diem will be at the rate authorized by law.

ADOPTED by the Board of Commissioners of the Port of Bremerton at the regular public meeting thereof held this 14th day of November, 2023, and duly authenticated in open session by the signatures of the Commissioners voting in favor thereof and the Seal of the Commission.

Commission President

Commission Vice-President

ATTEST:

Commission Secretary

PORT OF BREMERTON

AGENDA SUMMARY

Agenda Item No: Action Item #2
Subject: Federal Aviation Administration (FAA) Required Avigation Easement
Exhibits: Surface and Overhead Avigation Easement
Prepared By: Monroe Whitman, Airport Manager
Meeting Date: November 14, 2023

Summary:

The development and construction of Airport Industrial Way provides the essential transportation corridor into the east side of the airport and provides critical access to the underdeveloped areas of the airport. Airport Industrial Way also provides critical connectivity to State Route 3, which will significantly improve freight mobility and access into the airport properties.

The purpose of this request is to establish an avigation easement for Bremerton National Airport (KPWT). Once the easement is executed and the instrument of release is processed the Port of Bremerton will take ownership of Airport Industrial Way while following the rules and regulations of the Federal Aviation Administration (FAA).

Fiscal Impact:

The net effect of this transaction for the Port is zero, as \$280,000 will be transferred from the Port of Bremerton sub account to the Airport sub account.

Strategic Purpose:

This action conforms with the Port's strategic plan in Strategy 5.b. Develop and maintain public access opportunities.

Recommendation:

Staff recommends approval of the Avigation Easement for Bremerton National Airport Surplus Property Airport Industrial Way.

Motion for Consideration:

Move to approve the Avigation Easement for Bremerton National Airport Surplus Property Airport Industrial Way and authorize CEO to execute the easement.

Filed for Record at Request of:
Port of Bremerton
8850 SW State Hwy 3
Bremerton, WA 98312

DOCUMENT TITLE: SURFACE AND OVERHEAD AVIGATION EASEMENT

GRANTOR(S): PORT OF BREMERTON

GRANTEE(S): BREMERTON NATIONAL AIRPORT
PORT OF BREMERTON
KITSAP COUNTY
GENERAL PUBLIC

ABBREVIATED LEGAL DESCRIPTION: A STRIP OF LAND LYING WITHIN THE WEST HALF OF SECTION 12, TOWNSHIP 23 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN KITSAP COUNTY, WASHINGTON, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 23 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN KITSAP COUNTY, WASHINGTON;

ADDITIONAL LEGAL DESCRIPTION: PAGES 4 – 9 OF DOCUMENT

ASSESSORS TAX PARCEL NUMBERS: 122301-2-009-1003; 122301-2-008-1004;
122301-2-007-1005

SURFACE AND OVERHEAD AVIGATION EASEMENT

This **SURFACE AND OVERHEAD AVIGATION EASEMENT** (the "Easement") is made by the **PORT OF BREMERTON**, a Washington municipal corporation (hereinafter referred to as the "Grantor").

I. RECITALS

WHEREAS, the Grantor is the fee owner of the following specifically described parcel of land situated in Bremerton, Kitsap & Washington:

Airport Industrial Way

hereinafter called the "Property" and described and depicted on an attached Exhibit A map.

WHEREAS, the Grantor desires to impose a permanent avigation easement on and over the Property for certain aviation related purposes.

NOW, THEREFORE, the Grantor, for itself, its heirs, administrators, executors, successors and assigns does hereby grant the following appurtenant rights and benefits to the Bremerton National Airport, the Port of Bremerton, and Kitsap County for the use and benefit of the public.

II. TERMS AND CONDITIONS

1. **GRANT OF EASEMENT.** The Grantor hereby grants, conveys, and imposes the following appurtenant rights and benefits including the uses, rights and restrictions described as follows:

1.1 The unobstructed use and passage of all types of aircraft in and through the airspace at any height or altitude above the surface of the Property;

1.2 The right of said aircraft to cause noise, vibrations, fumes, deposits of dust, fuel particles (incidental to the normal operation of aircraft); fear, interference with sleep or communication, and any other effects associated with the normal operation of aircraft taking off, landing or operating in the vicinity of Bremerton National Airport.

As used herein, the term "aircraft" shall mean any and all types of aircraft, whether now in existence or hereafter manufactured and developed, to include jet, propeller-driven, civil, military or commercial aircraft; helicopters, regardless of existing or future noise levels, for the purpose of transporting persons or property through the air, by whoever owned or operated.

2. **RESTRICTIONS ON CONSTRUCTION.** In granting this easement, the Grantor agrees to make no modifications to the following "accepted" existing structures lying within the bounds of the easement area of the Property:

See attached Exhibit A map.

The Grantor agrees that during the life of this easement, it will not construct, erect, suffer to permit or allow any structure or trees on the surface of the burdened Property. The Grantor may not permit any places of public assembly or gatherings within the easement area. (Examples: churches, schools, day care facilities, hospitals, restaurants, stadiums, office buildings, etc.) The Grantor is permitted to continue to grow and harvest crops or graze livestock in the easement area.

The Grantor agrees to keep the easement area free of the following: structures (permanent or temporary) that might create glare or contain misleading lights; residences, fuel handling and storage facilities and smoke generating activities and creation of any means of electrical interference that could affect the movement of aircraft over the easement area.

Grantor agrees to waive all damages and claims for damages caused or alleged to be caused by the Grantor's violation of any aspect of this easement document. The Bremerton National Airport has a perpetual right of ingress/egress in the easement area and the right to remove any new structure or vegetation that is not specifically mentioned above as "accepted."

TO HAVE AND TO HOLD said easement and right of way, and all rights appertaining thereto unto the Grantee, its successors, and assigns, until said Bremerton National Airport shall be abandoned and shall cease to be used for public airport purposes. It is understood and agreed that all provisions herein shall run with the land and shall be binding upon the Grantor, its heirs, administrators, executors, successors and assigns until such time that the easement is extinguished.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the date set forth below.

PORT OF BREMERTON

 Print Name: _____
 Title: _____
 Date: _____

STATE OF WASHINGTON)
) ss.
 COUNTY OF KITSAP)

On this day personally appeared before me _____, to me known to be the _____ of the **PORT OF BREMERTON**, and on oath verified that he/she was authorized to execute this document on behalf of the Port of Bremerton for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this ____ day of _____, 2023.

 Print Name: _____
 NOTARY PUBLIC in and for the
 State of Washington, residing at _____

**EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY**

A STRIP OF LAND LYING WITHIN THE WEST HALF OF SECTION 12, TOWNSHIP 23 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN KITSAP COUNTY, WASHINGTON, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 23 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN KITSAP COUNTY, WASHINGTON;

COMMENCING AT THE NORTHWEST SECTION CORNER OF SAID SECTION 12;

THENCE SOUTH 54°47'21" EAST A DISTANCE OF 1,565.71 FEET TO THE POINT OF BEGINNING (1);

THENCE SOUTH 43°20'40" EAST A DISTANCE OF 475.39 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 251.41 FEET, THE CENTER OF WHICH BEARS SOUTH 21°13'57" WEST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 257.95 FEET, THROUGH A CENTRAL ANGLE OF 58°47'13" TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 580.00 FEET, THE CENTER OF WHICH BEARS SOUTH 48°03'51" EAST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 413.36 FEET, THROUGH A CENTRAL ANGLE OF 40°50'04";

THENCE SOUTH 00°13'15" EAST A DISTANCE OF 650.08 FEET;

THENCE SOUTH 01°06'04" WEST A DISTANCE OF 2,319.19 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 620.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 378.47 FEET, THROUGH A CENTRAL ANGLE OF 34°58'32";

THENCE SOUTH 36°04'36" WEST A DISTANCE OF 591.11 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 580.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 40.08 FEET, THROUGH A CENTRAL ANGLE OF 3°57'34";

THENCE NORTH 57°52'58" WEST A DISTANCE OF 60.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 640.00 FEET, THE CENTER OF WHICH BEARS SOUTH 57°52'58" EAST;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 44.23 FEET, THROUGH A CENTRAL ANGLE OF 3°57'34";

THENCE NORTH 36°04'36" EAST A DISTANCE OF 591.11 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 341.85 FEET,
THROUGH A CENTRAL ANGLE OF 34°58'32";

THENCE NORTH 01°06'04" EAST A DISTANCE OF 2,319.11 FEET;

THENCE NORTH 00°35'54" WEST A DISTANCE OF 448.89 FEET TO A POINT ON A NON-
TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 6,041.46 FEET, THE CENTER OF
WHICH BEARS NORTH 89°39'59" EAST;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 201.31 FEET,
THROUGH A CENTRAL ANGLE OF 01°54'33", TO A POINT ON A NON-TANGENT CURVE
TO THE RIGHT HAVING A RADIUS OF 629.57 FEET, THE CENTER OF WHICH BEARS
SOUTH 89°15'46" EAST;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 468.77 FEET,
THROUGH A CENTRAL ANGLE OF 42°39'40", TO A POINT ON A NON-TANGENT CURVE
TO THE LEFT HAVING A RADIUS OF 165.17 FEET, THE CENTER OF WHICH BEARS
NORTH 34°08'02" WEST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 264.68 FEET,
THROUGH A CENTRAL ANGLE OF 91°49'01";

THENCE NORTH 44°59'23" WEST A DISTANCE OF 131.10 FEET;

THENCE NORTH 49°01'07" EAST A DISTANCE OF 7.94 FEET TO THE POINT OF
BEGINNING AND THERE TERMINATING;

TOGETHER WITH A STRIP OF LAND WITHIN THE NORTHWEST AND SOUTHWEST
QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 23 NORTH,
RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN KITSAP COUNTY, WASHINGTON;

COMMENCING AT THE NORTHWEST SECTION CORNER OF SAID SECTION 13;

THENCE SOUTH 81 °08'29" EAST A DISTANCE OF 714.09 FEET TO THE POINT OF
BEGINNING (2);

THENCE SOUTH 57° 52'58" EAST A DISTANCE OF 61.50 FEET TO A POINT ON A NON-
TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 580.00 FEET, THE CENTER OF
WHICH BEARS SOUTH 57°52'58" EAST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 320.52 FEET,
THROUGH A CENTRAL ANGLE OF 31°39'48";

THENCE SOUTH 00°27'15" WEST A DISTANCE OF 1,153.23 FEET TO A POINT ON A NON-
TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 577.71 FEET, THE CENTER OF
WHICH BEARS SOUTH 89°31'05" EAST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 296.49 FEET,
THROUGH A CENTRAL ANGLE OF 29°24'18", TO A POINT ON A NON-TANGENT CURVE
TO THE LEFT HAVING A RADIUS OF 117.78 FEET, THE CENTER OF WHICH BEARS
NORTH 63°04'18" EAST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 64.17 FEET, THROUGH A CENTRAL ANGLE OF 31°13'04", TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 274.16 FEET, THE CENTER OF WHICH BEARS NORTH 44°51'10" EAST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 43.31 FEET, THROUGH A CENTRAL ANGLE OF 09°03'05", TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 74.30 FEET, THE CENTER OF WHICH BEARS NORTH 22°15'27" EAST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 66.05 FEET, THROUGH A CENTRAL ANGLE OF 50°55'59", TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 205.28 FEET, THE CENTER OF WHICH BEARS NORTH 23°08'13" WEST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 61.96 FEET, THROUGH A CENTRAL ANGLE OF 17°17'42";

THENCE NORTH 50°59'03" EAST A DISTANCE OF 104.93 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 580.00 FEET, THE CENTER OF WHICH BEARS NORTH 39°17'26" WEST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 115.72 FEET, THROUGH A CENTRAL ANGLE OF 11°25'53";

THENCE NORTH 39°16'40" EAST A DISTANCE OF 50.79 FEET;

THENCE NORTH 50°43'20" WEST A DISTANCE OF 2.49 FEET;

THENCE NORTH 39°15'06" EAST A DISTANCE OF 79.66 FEET;

THENCE SOUTH 50°43'20" EAST A DISTANCE OF 2.52 FEET;

THENCE NORTH 39°16'40" EAST A DISTANCE OF 55.68 FEET;

THENCE SOUTH 50°23'06" EAST A DISTANCE OF 7.57 FEET;

THENCE NORTH 39°36'54" EAST A DISTANCE OF 29.92 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13;

THENCE SOUTH 00°55'32" WEST A DISTANCE OF 51.99 FEET ALONG SAID EAST LINE;

THENCE SOUTH 39°16'40" WEST A DISTANCE OF 175.24 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 620.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 123.70, THROUGH A CENTRAL ANGLE OF 11°25'53";

THENCE SOUTH 50°32'07" WEST A DISTANCE OF 103.59 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 191.73 FEET, THE CENTER OF WHICH BEARS SOUTH 41°06'10" EAST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 65.25 FEET, THROUGH A CENTRAL ANGLE OF 19°29'57" TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 110.37, THE CENTER OF WHICH BEARS SOUTH 52°46'09" EAST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 110.92, THROUGH A CENTRAL ANGLE OF 57°34'52";

THENCE SOUTH 21°25'37" EAST A DISTANCE OF 23.14 FEET;

THENCE SOUTH 44°12'37" WEST A DISTANCE OF 48.21 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 157.80 FEET, THE CENTER OF WHICH BEARS SOUTH 42°22'53" WEST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 150.40 FEET, THROUGH A CENTRAL ANGLE OF 54°36'42";

THENCE NORTH 18°20'14" WEST A DISTANCE OF 11.52 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 108.50 FEET, THE CENTER OF WHICH BEARS SOUTH 21°14'34" EAST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 28.45 FEET, THROUGH A CENTRAL ANGLE OF 15°01'31";

THENCE SOUTH 53°43'55" WEST A DISTANCE OF 50.00 FEET;

THENCE NORTH 36°16'05" WEST A DISTANCE OF 26.51 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 298.50, THE CENTER OF WHICH BEARS NORTH 36°06'04" WEST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 80.13 FEET, THROUGH A CENTRAL ANGLE OF 15°22'52";

THENCE NORTH 52°32'17" WEST A DISTANCE OF 11.50 FEET;

THENCE NORTH 36°14'45" EAST A DISTANCE OF 23.18 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 107.08 FEET, THE CENTER OF WHICH BEARS NORTH 59°58'03" WEST;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 151.75 FEET, THROUGH A CENTRAL ANGLE OF 81°11'46" TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 641.50 FEET, THE CENTER OF WHICH BEARS NORTH 60°29'52" EAST;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 335.40 FEET, THROUGH A CENTRAL ANGLE OF 29°57'23";

THENCE NORTH 00°27'15" EAST A DISTANCE OF 1,153.23 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 641.50;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 354.51 FEET, THROUGH A CENTRAL ANGLE 31°39'48" TO THE POINT OF BEGINNING AND THERE TERMINATING;

TOGETHER WITH A 61.50 FOOT WIDE STRIP OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 23 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERI DAN IN KITSAP COUNTY, WASHINGTON, AND THE SOUTH HALF OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 14, TOWNSHIP 23 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERI DAN IN KITSAP COUNTY, WASHINGTON;

SAID STRIP OF LAND LYING 30.75 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, COMMENCING AT THE NORTHWEST SECTION CORNER OF SAID SECTION 13;

THENCE SOUTH 00°43'56" WEST A DISTANCE OF 2,699.84 FEET ALONG THE WEST LINE OF SAID SECTION 13 TO THE WEST QUARTER CORNER OF SAID SECTION;

THENCE SOUTH 84°53'48" EAST A DISTANCE OF 1,209.10 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 13 TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE, SAID POINT ALSO HEREIN REFERENCED AS "POINT A";

THENCE SOUTH 00°55'32" WEST A DISTANCE OF 1,551.02 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 589.25 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 360.62 FEET, THROUGH A CENTRAL ANGLE OF 35°03'54";

THENCE SOUTH 35°59'26" WEST A DISTANCE OF 571.06 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 589.25 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 562.27 FEET, THROUGH A CENTRAL ANGLE OF 54°40'22";

THENCE NORTH 89°20'11" WEST A DISTANCE OF 272.01 FEET TO THE WEST LINE OF SAID SECTION 13;

THENCE CONTINUING NORTH 89°20'11" WEST A DISTANCE OF 2,696.96 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 14;

THENCE CONTINUING NORTH 89°20'11" WEST A DISTANCE OF 65.85 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 610.75 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 274.46 FEET, THROUGH A CENTRAL ANGLE OF 25°44'53" TO THE SOUTH LINE OF SAID SECTION 14 THE TERMINATION THEREOF,

SIDELINES EXTENDED OR SHORTENED TO THE SOUTH LINE OF SAID SECTION 14;

TOGETHER WITH A 61.50 FOOT WIDE STRIP OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SAID SECTION 13,

BEGINNING AT AFOREMENTIONED "POINT A";

THENCE NORTH 00°55'32" EAST A DISTANCE OF 114.70 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 589.25 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 480.44 FEET, THROUGH A CENTRAL ANGLE OF 46°42'55";

THENCE NORTH 45°47'23" WEST, A DISTANCE OF 155.89 FEET TO THE TERMINATION POINT THEREOF OF SAID STRIP OF LAND;

SAID POINT BEARS NORTH 22°16'44" WEST, A DISTANCE OF 2,325.50 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13;

SITUATE IN THE COUNTY OF KITSAP, STATE OF WASHINGTON.

STRIP OF LAND CONTAINING 899,555 SQUARE FEET (20.65 ACRES), MORE OR LESS.

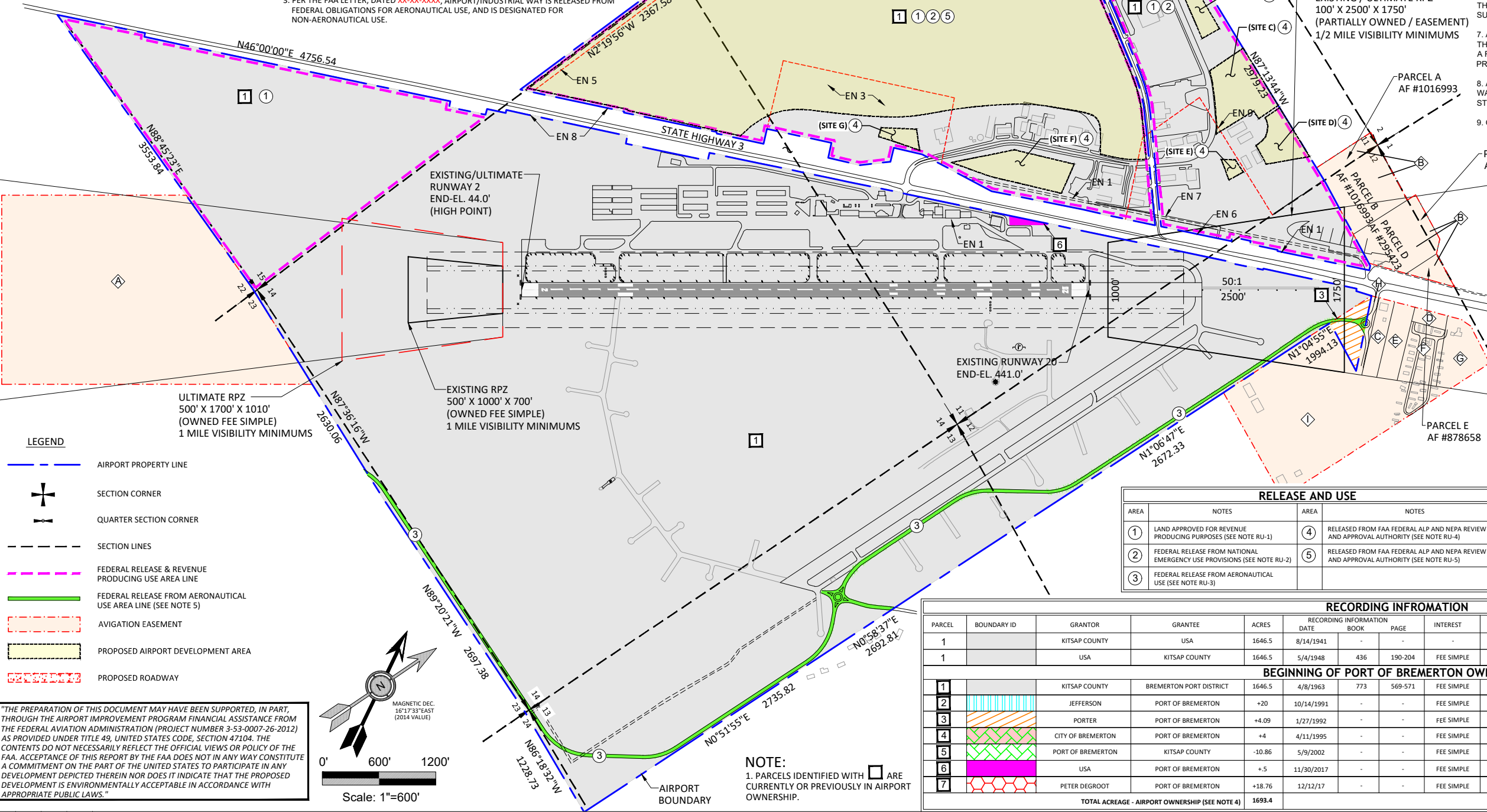
- NOTES:**
- PARCEL 1 BOUNDARY INFORMATION SHOWN HEREON IS FROM U.S. ENGINEER OFFICE, SEATTLE WASH. DRAWINGS TITLED "KITSAP AIRFIELD KITSAP COUNTY WASHINGTON HORIZONTAL & VERTICAL CONTROL MAP" DATED APRIL 15, 1943 FILE NO. N-8-57.
 - PARCEL 3 ACQUIRED BY PORT WAS PREVIOUSLY INCLUDED IN AVIGATION EASEMENT.
 - PARCEL 5 WAS CREATED BY COMBINING PORTIONS OF PARCEL 2 AND PARCEL 4, ACQUIRED SEPARATELY BY THE PORT.
 - AIRPORT ACREAGE BASED ON PROPERTY LINES DERIVED FROM ORIGINAL DEED AND SUBSEQUENT ACQUISITIONS LEGAL DESCRIPTIONS, LESS RIGHT OF WAYS FOR PUBLIC ROADWAYS AND RAILROAD. A TITLE SEARCH AND NEW BOUNDARY SURVEY MAY BE REQUIRED TO PRECISELY DEFINE PORT PROPERTY OWNERSHIP (ACREAGE).
 - ROAD ALIGNMENT DEPICTED PER PARAMETRIX AIRPORT WAY LEGAL DESCRIPTION EXHIBITS A & B, DATED 2-7-19.

- RELEASE AND USE NOTES (RU):**
- FAA CORRESPONDENCE (DATED 2/27/1969) CITED THE DISPOSAL REPORT FOR THE MAY 4, 1948 QUIT CLAIM DEED CONFIRMING FAA APPROVAL OF "REVENUE PRODUCING AS OPPOSED TO AIRPORT PURPOSES" FOR SPECIFIC PORTIONS OF (BREMERTON NATIONAL AIRPORT):

"...SPECIFICALLY THE LANDS APPROVED FOR REVENUE PRODUCING PURPOSES INCLUDE ALL LANDS LYING NORTHWEST OF STATE HIGHWAY NO. 3 AND A TRIANGULAR PARCEL LOCATED IN THE SOUTHWEST CORNER BORDERED BY STATE HIGHWAY NO. 3, THE EAST LINE OF SECTION 15 AND THE NORTH LINE OF SECTION 22 (NOTE: THESE AREAS ARE IDENTIFIED AS AREAS "A" AND "B" BY FAA). THESE LANDS ARE TO BE USED TO GENERATE INCOME FROM NON-AVIATION BUSINESS TO SUPPORT THE MAINTENANCE, OPERATION, OR DEVELOPMENT COSTS OF THE PROPERTY TRANSFERRED FOR AIRPORT PURPOSES. REVENUE PRODUCING LANDS MAY BE LEASED AND UTILIZED FOR INDUSTRIAL, COMMERCIAL, OR OTHER REVENUE PRODUCING PURPOSES WITHOUT FURTHER APPROVAL OF THE FAA SO LONG AS SUCH USE IS NOT IN CONFLICT WITH THE USE AND OPERATION OF THE PROPERTY CONVEYED FOR AIRPORT PURPOSES. NONE OF THE PROPERTY DESCRIBED IN THE QUIT CLAIM DEED CAN BE SOLD WITHOUT A FORMAL RELEASE FROM THE FAA. BASED ON THE ABOVE, WE HAVE NO OBJECTION TO THE LEASING OF AREAS "A" AND "B" FOR THE PURPOSE INDICATED.
 - INSTRUMENT OF RELEASE (EXECUTED JUNE 1, 1972) BY USA DOT FAA AND PORT OF BREMERTON, WASHINGTON) FROM THE NATIONAL EMERGENCY USE PROVISION CONTAINED IN THE QUIT CLAIM DEED DATED 4 MAY 1948, FOR AIRPORT PROPERTY "CONTAINING 560 ACRES, MORE OR LESS" LOCATED WEST OF STATE HIGHWAY 3.
 - PER THE FAA LETTER, DATED XX-XX-XXXX, AIRPORT/INDUSTRIAL WAY IS RELEASED FROM FEDERAL OBLIGATIONS FOR AERONAUTICAL USE, AND IS DESIGNATED FOR NON-AERONAUTICAL USE.
 - PER FAA REAUTHORIZATION ACT OF 2018, SECTION 163(d), AND THE FAA LETTER DATED JULY 22, 2019, AREAS "A" THROUGH "O" ARE RELEASED FROM FAA FEDERAL ALP AND NEPA REVIEW AND APPROVAL AUTHORITY.
 - PER FAA REAUTHORIZATION ACT OF 2018, SECTION 163(D), AND THE FAA LETTER DATED AUGUST 4, 2020, AREAS "M" THROUGH "O" ARE RELEASED FROM FAA FEDERAL ALP AND NEPA REVIEW AND APPROVAL AUTHORITY.

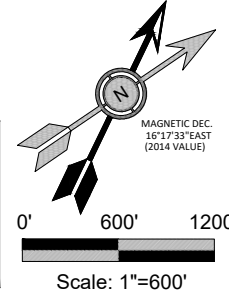
- PER FAA REAUTHORIZATION ACT OF 2018, SECTION 163(d), AND THE FAA LETTER DATED JULY 22, 2019, AREAS "A" THROUGH "O" ARE RELEASED FROM FAA FEDERAL ALP AND NEPA REVIEW AND APPROVAL AUTHORITY.
- PER FAA REAUTHORIZATION ACT OF 2018, SECTION 163(D), AND THE FAA LETTER DATED AUGUST 4, 2020, AREAS "M" THROUGH "O" ARE RELEASED FROM FAA FEDERAL ALP AND NEPA REVIEW AND APPROVAL AUTHORITY.

- EASEMENT NOTES (EN):**
- EASEMENT TO THE CITY OF BREMERTON GRANTING THE CITY THE RIGHT TO THE USE OF A 20-FOOT WIDE STRIP OF LAND FOR THE PLACEMENT OF WATER SUPPLY LINES ACROSS SUBJECT REAL PROPERTY.
 - AN EASEMENT TO BREM-AIR DISPOSAL, INC., A WASHINGTON CORPORATION GRANTING RIGHT TO CROSS A PORTION OF THE SUBJECT REAL PROPERTY FOR INGRESS AND EGRESS TO ADJACENT LANDS OWNED BY THE SAID CORPORATION. THIS INGRESS AND EGRESS IS OVER EXISTING ROADS AND MAY BE CHANGED AT DISCRETION OF THE PORT OF BREMERTON.
 - AN EASEMENT TO PACIFIC NORTHWEST BELL TELEPHONE COMPANY GRANTING AN EASEMENT RIGHT TO ERECT AND MAINTAIN TELEPHONE LINES ADJACENT TO THE STATE HIGHWAY ON SUBJECT REAL PROPERTY.
 - A RESERVATION IN THE DEED FROM KITSAP COUNTY, STATE OF WASHINGTON, A MUNICIPAL CORPORATION, TO SPONSOR, DATED APRIL 8, 1963, WHEREIN THE COUNTY RESERVES THE RIGHT TO RELOCATE A COUNTY ROAD UPON THE SUBJECT REAL PROPERTY, KNOWN AS "BARNEY WHITE ROAD" WITHIN REASONABLE PROXIMITY OF ITS THEN LOCATION.
 - AN EASEMENT TO ORIGINAL PROPERTY OWNERS NORMAN FITZ AND HARRY WORKLAN, GRANTING A 40-FOOT WIDE EASEMENT FOR INGRESS AND EGRESS TO THEIR REAL PROPERTY ADJACENT TO SUBJECT REAL PROPERTY. ADJACENT PROPERTY ACQUIRED BY PORT AND EASEMENT NO LONGER IN EFFECT.
 - AN EASEMENT TO CASCADE NATURAL GAS COMPANY GRANTING THE RIGHT TO THE USE OF A 20-FOOT WIDE STRIP OF LAND FOR THE PLACEMENT OF NATURAL GAS SUPPLY LINES ACROSS SUBJECT REAL PROPERTY.
 - AN EASEMENT TO CASCADE NATURAL GAS COMPANY GRANTING THE RIGHT TO THE USE OF A TRACT OF LAND APPROXIMATELY 30 FT. X 30 FT. FOR PLACEMENT OF A REGULATOR STATION AND ABOVE GROUND EQUIPMENT ON SUBJECT REAL PROPERTY.
 - AN AVIGATION EASEMENT TO THE PORT OF BREMERTON FROM THE STATE OF WASHINGTON IMPOSING CERTAIN HEIGHT LIMITATIONS WITH RESPECT TO STRUCTURES OR OBJECTS OF NATURAL GROWTH.
 - GENERAL EASEMENT TO P.S.P. & L.



- LEGEND**
- AIRPORT PROPERTY LINE
 - SECTION CORNER
 - QUARTER SECTION CORNER
 - SECTION LINES
 - FEDERAL RELEASE & REVENUE PRODUCING USE AREA LINE
 - FEDERAL RELEASE FROM AERONAUTICAL USE AREA LINE (SEE NOTE 5)
 - AVIGATION EASEMENT
 - PROPOSED AIRPORT DEVELOPMENT AREA
 - PROPOSED ROADWAY

"THE PREPARATION OF THIS DOCUMENT MAY HAVE BEEN SUPPORTED, IN PART, THROUGH THE AIRPORT IMPROVEMENT PROGRAM FINANCIAL ASSISTANCE FROM THE FEDERAL AVIATION ADMINISTRATION (PROJECT NUMBER 3-53-0007-26-2012) AS PROVIDED UNDER TITLE 49, UNITED STATES CODE, SECTION 47104. THE CONTENTS DO NOT NECESSARILY REFLECT THE OFFICIAL VIEWS OR POLICY OF THE FAA. ACCEPTANCE OF THIS REPORT BY THE FAA DOES NOT IN ANY WAY CONSTITUTE A COMMITMENT ON THE PART OF THE UNITED STATES TO PARTICIPATE IN ANY DEVELOPMENT DEPICTED THEREIN NOR DOES IT INDICATE THAT THE PROPOSED DEVELOPMENT IS ENVIRONMENTALLY ACCEPTABLE IN ACCORDANCE WITH APPROPRIATE PUBLIC LAWS."



NOTE:
1. PARCELS IDENTIFIED WITH [Symbol] ARE CURRENTLY OR PREVIOUSLY IN AIRPORT OWNERSHIP.

AREA	NOTES	AREA	NOTES
1	LAND APPROVED FOR REVENUE PRODUCING PURPOSES (SEE NOTE RU-1)	4	RELEASED FROM FAA FEDERAL ALP AND NEPA REVIEW AND APPROVAL AUTHORITY (SEE NOTE RU-4)
2	FEDERAL RELEASE FROM NATIONAL EMERGENCY USE PROVISIONS (SEE NOTE RU-2)	5	RELEASED FROM FAA FEDERAL ALP AND NEPA REVIEW AND APPROVAL AUTHORITY (SEE NOTE RU-5)
3	FEDERAL RELEASE FROM AERONAUTICAL USE (SEE NOTE RU-3)		

AREA	GRANTOR	ACRES	NOTES	DATE
A	PETER OVERTON	121	RWY 2 APPROACH & TRANSITIONAL SURFACE	12/28/87
B	BREMERTON TRAP AND SKEET CLUB	25	ACQUIRED UNDER AIP 11 GRANT: PARCELS A-E ASSESSORS # A-#112301-001-1004 B-#112301-2-004-1008 C-#112301-3-005-1008 D-#112301-2-010-1000 E-#112301-2-001-1009	6/13/2000
C	EARL	3.74	AVIGATION EASEMENT ACQUIRED UNDER PROJECT # 7-53-0007-02	8/13/1975
D	EARL	1.25	RWY 20 PRECISION APPROACH SURFACE; KITSAP COUNTY REEL 86FR1533, DOC. 1126150	8/13/1975
E	JOLLIFFE	6.20	AVIGATION EASEMENT ACQUIRED UNDER PROJECT # 7-53-0007-02	11/19/1976
F	AERO MOBILE HOMES	9.01	RWY 20 PRECISION APPROACH & TRANSITIONAL SURFACE; KITSAP COUNTY REEL 87FR1492, DOC. 1127688	3/11/1976
G	SYLVAN PRODUCTS, INC.	6.31	AVIGATION EASEMENT ACQUIRED UNDER PROJECT # 7-53-0007-02	8/15/1975
H	KITSAP COUNTY RD. ROW	1.23	RWY 20 PRECISION APPROACH & TRANSITIONAL SURFACE	
I	LA MOORE	29.32	RWY 20 PRECISION APPROACH & TRANSITIONAL SURFACE	4/5/1979

PARCEL	BOUNDARY ID	GRANTOR	GRANTEE	ACRES	RECORDING DATE	INFORMATION BOOK	PAGE	INTEREST	FED. AGREEMENT	NOTES
1		KITSAP COUNTY	USA	1646.5	8/14/1941	-	-	-	CAAR 5-904-4-5	1941 COUNTY RESOLUTION USE OPERATION AND MAINTENANCE OF AIRPORT; PROPERTY LATER TRANSFERRED TO USA RE: 1942 WAR POWERS ACT QUIT CLAIM DEED - KITSAP COUNTY RECORDING NO. 477805 - CONVEYANCE RE: SURPLUS PROPERTY ACT OF 1944 AND REORGANIZATION PLAN ONE OF 1947
1		USA	KITSAP COUNTY	1646.5	5/4/1948	436	190-204	FEE SIMPLE	N/A	
1		KITSAP COUNTY	BREMERTON PORT DISTRICT	1646.5	4/8/1963	773	569-571	FEE SIMPLE	N/A	DEED - KITSAP COUNTY RECORDING NO. 792231
2		JEFFERSON	PORT OF BREMERTON	+20	10/14/1991	-	-	FEE SIMPLE	N/A	QUIT CLAIM DEED - KITSAP COUNTY RECORDING NO. A.F. #: 9110140059, REEL 0611, FR 2250
3		PORTER	PORT OF BREMERTON	+4.09	1/27/1992	-	-	FEE SIMPLE	AIP# 3-53-0007-06	WARRANTY DEED - KITSAP COUNTY RECORDING NO. A.F. #: 9202260109, REEL 0632, FR 0065; IDENTIFIED AS "PARCEL 2C" ON PREVIOUS EXHIBIT A DRAWINGS
4		CITY OF BREMERTON	PORT OF BREMERTON	+4	4/11/1995	-	-	FEE SIMPLE	N/A	STATUTORY WARRANTY DEED - KITSAP COUNTY RECORDING NO. A.F. #: 9505150118, REEL 0860, FR 0453
5		PORT OF BREMERTON	KITSAP COUNTY	-10.86	5/9/2002	-	-	FEE SIMPLE	N/A	STATUTORY WARRANTY DEED - CONVEYANCE TO KITSAP COUNTY
6		USA	PORT OF BREMERTON	+5	11/30/2017	-	-	FEE SIMPLE	N/A	QUITCLAIM DEED - US NAVY CONVEYANCE; KITSAP COUNTY RECORDING NO. PENDING; TAX ACCT. # 112301-4-002-1007
7		PETER DEGROOT	PORT OF BREMERTON	+18.76	12/12/17	-	-	FEE SIMPLE	N/A	STATUTORY WARRANTY DEED - CONVEYANCE TO PORT OF BREMERTON ASSESSORS TAX PARCEL ID NO: 102301-4-006-1004
				TOTAL ACREAGE - AIRPORT OWNERSHIP (SEE NOTE 4)	1693.4					

NO.	DATE	BY	APPR	REVISIONS
1	12/17	JLS	KMA	ALP UPDATE REVISIONS
2	5/18	JLS	KMA	ALP UPDATE REVISIONS
3	3/20	JLS	KMA	UPDATE REVISIONS

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING. 0" = 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

FEDERAL AVIATION ADMINISTRATION APPROVAL
APPROVAL DATE: _____
SIGNATURE: _____

PORT OF BREMERTON APPROVAL
APPROVAL DATE: _____
SIGNATURE: _____

CENTURY WEST ENGINEERING CORPORATION

BEND OFFICE
1020 SW EMKAY DRIVE #100
BEND, OR 97702
541.322.8962
541.382.2423 (FAX)
WWW.CENTURYWEST.COM

DESIGNED BY: DM
DRAWN BY: JLS
CHECKED BY: WMR
SCALE: AS SHOWN
DATE: MAY 2015
PROJECT NO: 1244500101